# LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

**Tuesday, October 28, 2025, 7:00 p.m.**

To join the meeting via Zoom:
https://us02web.zoom.us/j/81510385845?pwd=eFNWztnkv7HDnmaToJ7W8vSon7kUqn.1
Call #: 1-646-876-9923

## CALL TO ORDER AND PLEDGE OF ALLEGIANCE

## ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of personnel and potential litigation related to code enforcement

The Township's Veteran's Committee will host a ceremony honoring our country's veterans on Saturday, November 8th, 2025 from 10:30 am to noon at Veterans Park, followed by complimentary refreshments provided by Taste of Lower Gwynedd

## PUBLIC COMMENTS

Citizen comments, concerns, questions for items not on the agenda
(Comments on agenda items will be taken when those items are discussed by the Board)

## BUILDING AND ZONING

1. Consider authorization to initiate the process, including advertisement of a legal notice, to amend Chapter 1295 (Wireless Telecommunications Towers, Antennas, and Overlay District) in the Zoning Ordinance and the zoning map to allow cell towers on a portion of Bethlehem Pike and a location in Penllyn Woods Park

2. Presentation of land development plan for J&J "Project S" to add a CEAS lab to Building 15, with associated parking, utilities and walkways, and stormwater management

## GENERAL BUSINESS

1. Consider awarding bid to Kuharchik Construction, Inc in the amount of $83,305 for Bethlehem Pike / Penllyn Pike traffic signal mast arm replacements

2. Presentation and discussion about 2026 draft budget

3. Approval of invoice report for October 28, 2025

4. Township Engineer Report – October 2025

5. Traffic Engineer Report – October 2025

6. Approval of minutes – October 14, 2025 meeting (JM abstains) and October 20, 2025 Town Hall

**SUPERVISOR LIAISON REPORTS**

Questions about Volunteer Commission Meeting Highlights

**STAFF UPDATES**

Updates from staff on municipal activities and projects

**SUPERVISORS COMMENTS**

Comments or questions from the Board of Supervisors

## Adjournment

**UPCOMING MEETING DATES***

| | | | |
|---|---|---|---|
| HUMAN RELATIONS COMMISSION | THURS | 12/04/2025 | 7:00 P.M. |
| BOARD OF SUPERVISORS | TUES | 11/18/2025 | 7:00 P.M. |
| ENVIRONMENTAL ADVISORY COUNCIL | WED | 11/12/2025 | 7:00 P.M. |
| ZONING HEARING BOARD | THURS | 11/13/2025 | 6:00 P.M. |
| PARKS AND RECREATION | TUES | 11/10/2025 | 6:00 P.M. |
| PLANNING COMMISSION | WED | 11/19/2025 | 7:00 P.M. |

*Please check the Township website to confirm meeting dates and times.

# Memo

**To:** Board of Supervisors

**From:** Mimi Gleason, Township Manager

**Date:** October 23, 2025

**Re:** Cell tower zoning amendment

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**Recommended action: Motion to initiate the process, including advertisement of a legal notice for the public hearing, to amend Chapter 1295 in the Zoning Ordinance and the zoning map to allow cell towers on a portion of Bethlehem Pike and a location in Penllyn Woods Park**

The next step to address the gap in cell service in Lower Gwynedd Township is to consider an amendment to Chapter 1295 - Wireless Telecommunications Towers, Antennas, and Overlay District – in the Township's zoning ordinance and the Township's zoning map permitting two proposed towers located at:

- The rear of the property at 900 N. Bethlehem Pike, where Andy's Diner used to be
- The end of the driveway by the maintenance area behind the Advanta baseball field in Penllyn Woods Park

The draft ordinance is being finalized and will be distributed before the meeting.

If the Board authorizes the formal ordinance adoption process to start, the draft ordinance will be sent to the Montgomery County Planning Commission for review and will be on the December 17th agenda of the Lower Gwynedd Township Planning Commission.

# *M E M O R A N D U M*

**ATTN:** **Board of Supervisors**

**DATE:** October 23, 2025

**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie P Worman*

**SUBJ:** **J&J CAES Lab Land Development (Project S)-#25-05LD**

At the October 28th, 2025, BOS meeting, Mr. John Walko, Esquire and Mr. Kevin Selger will present a proposed land development project on behalf of J&J. The proposed plan includes a 41,955 square foot addition to Building 15 on the Spring House Campus. The plan also proposes to add a service parking lot, utility pads and racks, a generator, subsurface utilities, and associated sidewalks and trails. The building addition will be 56 feet tall and include lab space on the first and second floors with the third floor dedicated to mechanical support. They will not be adding personnel. The applicants received a recommendation from the Planning Commission with conditions, one of which was to configure the building access to the satisfaction of the Township Fire Marshal. That item has been addressed. The minutes from the PC meeting are attached for your reference. Also attached are the revised plans, review letters, and a waiver request letter.

Cindy VanHise, P.E., of CKS Engineers (Township Conflict Engineers), will be present at the meeting to answer any questions the BOS may have or to provide additional details related to her review of the project.

***Recommended Motion*: J&J CAES Lab Land Development- It is recommended that the BOS authorize the Township Solicitor to prepare a conditional preliminary/final land development approval resolution pursuant to the discussion points raised at the 10/28/25 BOS meeting, the applicant's agreement to comply with the comments outlined in the review letters and that such plans be satisfactory to the Township Fire Marshal.**

CKS Engineers
4259 West Swamp Road, Suite 410
Doylestown, PA 18902
P: 215.340.0600
www.cksengineers.com

Sent Via Email

October 23, 2025
Ref. #C0005595

Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Attention: Jamie Worman, Assistant Township Manager

Reference: Johnson & Johnson Innovative Medicine, LLC
Campus Project S: CEAS Lab Addition and Project Evolution
Preliminary/Final Land Development

Dear Jamie:

We have reviewed the revised Preliminary/Final Land Development Plan Submission for the above-referenced project consisting of:

- Plan set containing 32 sheets, titled “CEAS Lab Building / Project Evolution” prepared by Gilmore & Associates, Inc., dated April 3, 2025, last revised September 25, 2025.
- Post-Construction Stormwater Management Narrative Report prepared for Campus Project S; CEAS Lab Addition and Project Evolution at the Johnson & Johnson Innovative Medicine, LLC, prepared by Gilmore & Associates, Inc., dated September 25, 2025.
- Request for Sewage Facilities Planning Module exemption letter from Gilmore & Associates, dated September 25, 2025.

We previously received the following documents in support of this land development project:

- Erosion & Sediment Control Plan Narrative Report for Campus Project S: CEAS Lab Addition at Johnson & Johnson Innovative Medicine, LLC, prepared by Gilmore & Associates, Inc., dated July 3, 2025.
- Waiver Request letter from Gilmore & Associates, Inc., dated July 3, 2025, requesting five (5) waivers from the Township Subdivision and Land Development Ordinance.
- Completed Lower Gwynedd Township Subdivision and Land Development Application.

This project "S" proposes a 41,955 s.f. CEAS (Cell Engineering Analytical Sciences) Lab addition to Building 15 as well as a service parking lot, utility pads, utility racks, new generator, subsurface utilities and associated sidewalks and trails on the existing 171.68-acre Johnson & Johnson Spring House Campus in the F-1 Limited Industrial Zoning District. The proposed building addition will be 56 feet tall, with the first and second floors devoted to lab space and the third floor will be for mechanical support space. The applicant has stated that there will be no additional personnel required with this building addition. We have reviewed the submission in relationship with the requirements of the Zoning Ordinance and Subdivision and Land Development Ordinance and offer the following comments for the Board's consideration:

1. The applicant is requesting the following waivers from the requirements of the Subdivision and Land Development Ordinance, as noted in a Gilmore & Associates, Inc. letter dated July 3, 2025 and as listed on Sheet 4 of the plans:

    a. From Section 1241.401(n) – to permit an HPDE pipe with a 12" diameter, whereas the Code requires a minimum diameter of 18".

    *The engineer has stated that the contributing drainage areas are small enough that a 12" diameter pipe has the capacity to convey the 100 year storm event peak flow rate.*

    - We note that the project proposes 6" diameter pipes and that the Planning Commission had requested that an updated waiver request letter be provided, which has not been received.

    b. From Section 1230.46.h – to not install concrete curb or tire stops, as required to protect planting strips and to prevent the overhanding of vehicles into pedestrian walks.

    *The applicant is requesting this waiver to not require curbing or tire stops along the planting strips in the existing parking Lot C in order to match the current condition of the existing parking lots.*

    c. From Section 1230.45.b – which requires a minimum width of pedestrian trails to be eight (8) feet.

    *The applicant is requesting a waiver to permit a 6-foot-wide trail, to match the campus's standard trail width.*

    d. From Section 1240.41.g – which requires a minimum 10-foot-wide landscape strip for every 10 parking spaces.

    *The applicant is requesting a waiver from providing the 10-foot landscape strip for every 10 parking spaces since there is an existing 10-foot-wide grass strip in parking Lot C.*

e. From Section 1230.37.i – which requires asphalt material and thickness (paving cross-sections) in accordance with this Ordinance Section.

*The applicant requests a waiver from providing the required paving cross-sections, based on a geotechnical engineering evaluation of the site soils.*

- We note that the Planning Commission requested that the applicant's engineer provide the geotechnical report to the Township for review. We have not seen this report to review it.

The following additional waiver request has been included on Sheet 4 of the plans, but is not listed in the Waiver Request letter:

f. From Section 1230.40.a – which requires a traffic impact study as part of the preliminary plan application for all zoning changes and subdivisions and land developments that meet one or more of the following criteria: Commercial/office building or Institutional development consisting of 15,000 square feet or more of gross floor area.

*The applicant requests a waiver from providing a traffic impact study since this project is not anticipated to increase flows in and out of the site. They state that this lab/office expansion will be serving current users of the site.*

We recommend that an updated Waiver Request letter be provided to the Township.

2. The proposed limit of disturbance (LOD) for the project is noted on the plans to be 335,052 s.f. (7.69-acres). We note that the applicant has applied to the Montogomery County Conservation District for a major amendment to the existing NPDES Permit for the site. We recommend that the Township and our office be copied on all correspondence and approvals from MCCD and that approval of the major amendment to the existing NPDES Permit be received and provided to the Township before any site work commences for this project. (SLDO Sections 1241.301.a.4, 1241.302.a)

3. A new Stormwater Management Operation and Maintenance Agreement for this specific project is required to be prepared, executed and recorded. (SLDO Section 1241.702)

4. Final approval from the Fire Marshall is required for internal site circulation. (SLDO Section 1230.46.e.14)

5. The applicant has provided a "Request for Sewage Facilities Planning Module exemption letter" which states that based on the water usage and wastewater discharge data, as obtained for this property from North Wales Water Authority and the Forest Manor Pumping Station, the average gallon per day (GPD) wastewater flow through December 2024 was 76,125 which is 41,625 GPD less than the current allotment of 117,750 GPD. The proposed development is estimated to increase the GPD by 1,584 for a total GPD of 77,709 which is less than the allotment of 117,750.

6. An itemized construction cost estimate should be submitted for review and approval, which will be utilized in the Development Agreement for this project, which will include the posting of financial security for the improvements that are to be constructed in conjunction with this project.

We recommend that the above comments be acceptably addressed to the satisfaction of Lower Gwynedd Township or made a condition of any consideration for approval.

Very truly yours,
CKS ENGINEERS
Township Engineers

Cindy VanHise, P.E.

CVH/paf
cc: Mimi Gleason, Township Manager
Patty Sexton-Furber, Building Codes Administrator
Neil Stein, Esq.
Chad Dixon, AICP, PP, Bowman
James Lilly, Janssen Research & Development, LLC, Applicant
Kevin Selger, RLA, Gilmore & Associates, Inc.
Jeffrey Kelly, P.E., Gilmore & Associates, Inc.
File

Bowman

October 23, 2025

Ms. Mimi Gleason
Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

RE: **Traffic Review – Preliminary/Final Land Development Plans**
Proposed J&J CEAS Laboratory Building – 1400 McKean Road
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-017

Dear Mimi,

Per your request, Bowman Consulting Group (Bowman) has completed a traffic review for the proposed development to be located at the Janssen Spring House Campus in Lower Gwynedd Township, Montgomery County, PA. It is our understanding that the proposed development will consist of constructing a 41,955 square-foot laboratory building expansion to building 15 and parking lot modifications. Access to the site will continue to be provided via the existing driveways along McKean Road and Welsh Road (S.R. 0063).

The following documents were reviewed in preparation of our comments:

- Preliminary/Final Land Development Plans – Johnson & Johnson Innovative Medicine, LLC, prepared by Gilmore & Associates, Inc., last revised September 25, 2025.
- Response to Township Traffic Engineer Comments Letter – Johnson & Johnson CEAS Lab Building, prepared by Gilmore & Associates, Inc., dated September 25, 2025.
- Response to CKS Comments Letter – Johnson & Johnson CEAS Lab Building, prepared by Gilmore & Associates, Inc., dated September 25, 2025.
- Response to Township Fire Marshal Comments Letter – Johnson & Johnson CEAS Lab Building, prepared by Gilmore & Associates, Inc., dated September 25, 2025.

Based on our review of the documents listed above, Bowman finds that all our prior outstanding traffic-related technical comments associated with the land development plans have been addressed. Bowman offers the following comments for consideration by the Township and the applicant:

1. The applicant is requesting a waiver from the following traffic and parking related ordinance requirements:
   - Section 1230.40(a) – requiring a traffic impact study for the proposed development.
   - Section 1230.41(g) – requiring a 10-foot wide landscape strip for every 10 parking spaces in parking areas for more than 10 vehicles.
   - Section 1230.45(b) – requiring pedestrian trails to be a minimum of 8 feet wide.
   - Section 1230.46(h) – requiring concrete tire bumpers, curbs, or tire stops to prevent vehicle overhang on sidewalk area and provide protection of planting strips.

2. The applicant must address all comments from the Township Fire Marshal. If further plan revisions are required, Bowman can review any traffic-related items, if needed.

3. The proposed development is subject to the Transportation Impact Fee of $3,865 per "new" weekday afternoon peak hour trip based on the addition of approximately 42,000 square feet on the campus. *The applicant's engineer indicates in its response that it will conduct a trip generation evaluation based upon the square footage of the proposed building to determine the number of trips that will be subject to the transportation impact fee.* Upon receiving this information, our office and the Township will determine the transportation impact fee required for the proposed building addition.

We trust that this review letter responds to the Township's request and addresses our review of the materials apparent to us at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,

Chad Dixson, AICP, PP
Senior Project Manager

BMJ/MEE/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
Neil Stein, Esquire, Solicitor
Cindy VanHise, P.E., CKS Engineers, Inc.
Jeffrey Kelley, P.E., Gilmore & Associates, Inc. (Applicant's Engineer)
Kevin Selger, R.L.A, Gilmore & Associates, Inc. (Applicant's Architect)

V:\314087 - Lower Gwynedd Township\314087-01-017 (TRA) - JJ CEAS Lab Building\Engineering\Submissions\2025-09-25 LD\Review\2025-10-23 Review Letter_JJ CEAS Lab.docx

**MONTGOMERY COUNTY**
**BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 5, 2025

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike—Box 625
Spring House, Pennsylvania 19477

Re: MCPC #25-0140-001
Plan Name: J&J CEAS Lab Building
(1 lot comprising 6.46 acres)
Situate: 1400 McKean Road (cross street: Welsh Road)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 10, 2025. We forward this letter as a report of our review.

## BACKGROUND

The applicant, J&J Springhouse Campus, is proposing to build a new CEAS Lab Building which would be an extension of an existing building. The proposed building would be in the southeast area of the property that is closest to the intersection of Route 309 and McKean Road. In addition to the new building, the proposal includes associated driveways, subsurface utilities, utility pads, and walkways connecting the parking lot to the proposed CEAS Lab Building. Demolition of an existing building, a parking lot, portions of paved areas and other existing features, would be required. The total impervious coverage will be increased by approximately one-half of an acre. The property is located in the F-1 Limited Industrial Zoning District.

## COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area located in the "Business Area" future land use area. Business areas consist primarily of business-oriented land uses, such as offices, research facilities, and industrial parks. Secondary uses might include small-scale retail and service businesses, and day care centers. Development should be designed to accommodate automobile trips and make it easy for employees to walk to destinations and throughout the campus.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### LANDSCAPING

The township requires additional buffering for properties within the F-1 Zoning District. The F-1 District requires that there be "a suitable and effective landscape barrier to separate the property from any adjacent public street," which is currently established by the existing campus (§ 1288-08(c)). The proposed planting schedule lists 79 trees. To meet the specific requirements, the applicant is proposing to plant 42 trees (one shade tree is required for every 1,000 square feet of gross floor area, as per SALDO § 1230-42(g)) in addition to 32 replacement trees, as required per § 1230-41(i).

A. Additional Landscaping. The proposal includes a series of 2.5-foot-high retaining walls located between the parking lot and the proposed lab building, which we envision as potentially having a terraced effect. We recommend that the applicant consider additional landscaping for this retaining wall area, including native grasses and shrubs, to add visual interest. The addition of grasses and shrubs would have the added benefit of reducing the need for mowing maintenance, which could be difficult on the top portions of the retaining walls.

### STORMWATER MANAGEMENT

A. Maintenance. It appears that the additional impervious coverage will be handled by the existing stormwater management on the site. Based on the Post Construction Stormwater Management Plan (Sheet No. 13), there appears to be various areas of sump conditions around the inlets. These inlets could get clogged with plant matter and debris over time which could lead to flooding during heavy rain events. We recommend that there be a maintenance plan that requires regular inspection of the inlets to ensure that they remain clear of debris and drain properly.

## CONCLUSION

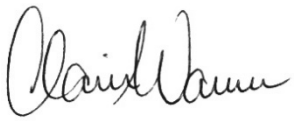
We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for development in the F-1 Limited Industrial District.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the

municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (MCPC # 25-0140-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Principal Community Planner I
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: James Lilly, Applicant
Kevin Selger, Applicant's Engineer
Mimi Gleason, Township Manager
Craig Melograno, Chair, Planning Commission

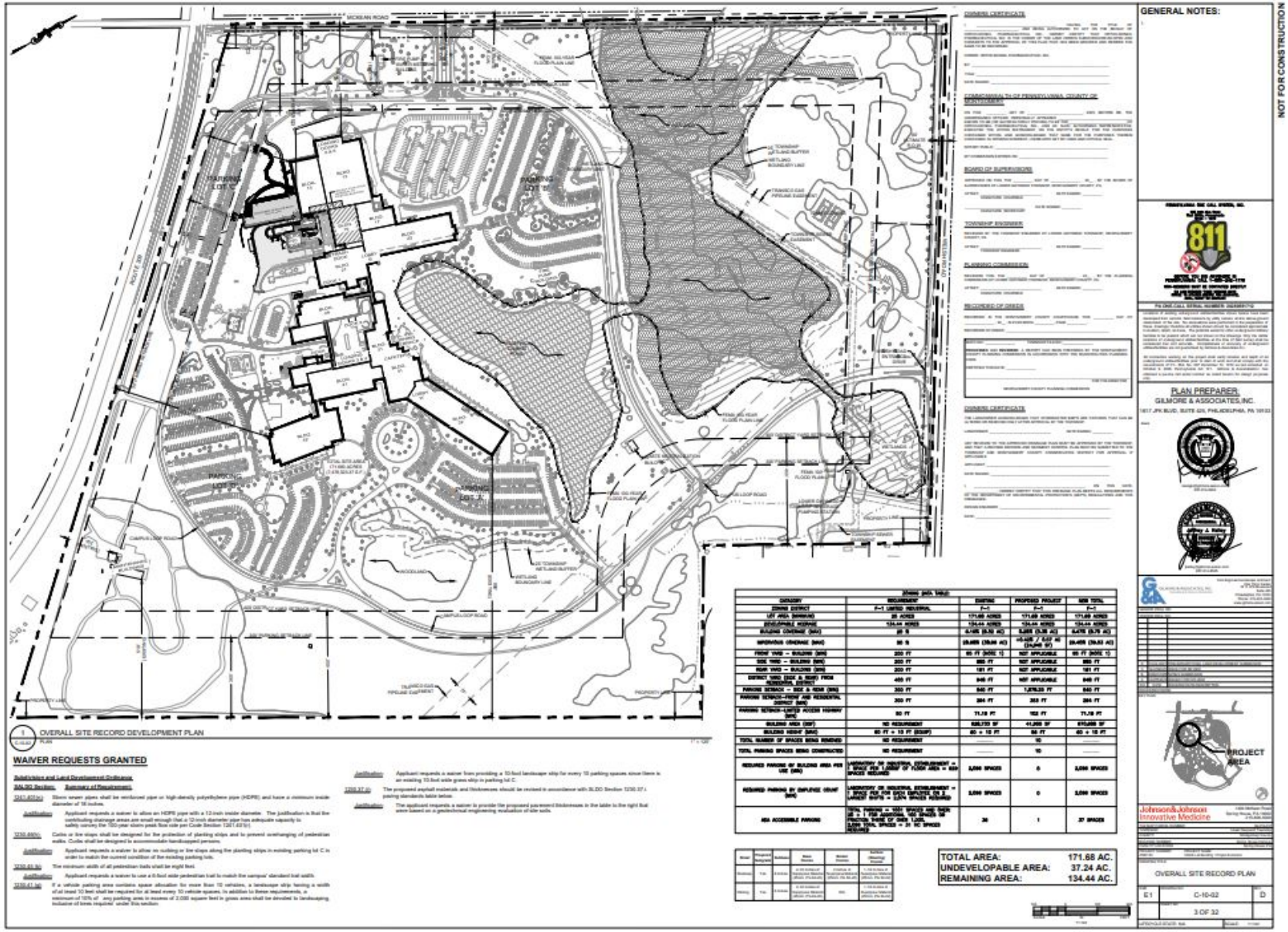
Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

J&J CEAS Lab Building
MCPC#250140001

Montgomery County Planning Commission

0 400 800 1,600 Feet

N


GENERAL NOTES:
NOT FOR CONSTRUCTION
PLAN PREPARER:
GILMORE & ASSOCIATES, INC.
OVERALL SITE RECORD PLAN
PROJECT AREA
OVERALL SITE RECORD DEVELOPMENT PLAN
WAIVER REQUESTS GRANTED
TOTAL AREA: 171.68 AC.
UNDEVELOPABLE AREA: 37.24 AC.
REMAINING AREA: 134.44 AC.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 3, 2025

Jamie Worman
Assistant Manager
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Reference: Waiver Requests
J&J Parking Expansion - Preliminary/Final Land Development Submission
Janssen Spring House, PA Campus

Dear Mr. McAnally:

The following are the waivers being requested from the SALDO/SWMO in support of the Preliminary/Final Land Development Plan for the CEAS Lab addition, Project S, at the J&J Spring House PA campus.

**Subdivision and Land Development Ordinance**

**SALDO Section:** **Summary of Requirement:**

1241.401(n): Storm sewer pipes shall be reinforced pipe or high-density polyethylene pipe (HDPE) and have a minimum inside diameter of 18 inches.

> Justification: Applicant requests a waiver to allow an HDPE pipe with a 12-inch inside diameter. The justification is that the contributing drainage areas are small enough that a 12-inch diameter pipe has adequate capacity to safely convey the 100-year storm peak flow rate per Code Section 1241.401(r).

1230.46(h): Curbs or tire stops shall be designed for the protection of planting strips and to prevent overhanging of pedestrian walks. Curbs shall be designed to accommodate handicapped persons.

> Justification: Applicant requests a waiver to allow no curbing or tire stops along the planting strips in existing parking lot C in order to match the current condition of the existing parking lots.

1230.45 (b): The minimum width of all pedestrian trails shall be eight feet.

> Justification: Applicant requests a waiver to use a 6-foot wide pedestrian trail to match the campus' standard trail width.

1230.41 (g): If a vehicle parking area contains space allocation for more than 10 vehicles, a landscape strip having a width of at least 10 feet shall be required for at least every 10 vehicle spaces. In addition to these requirements, a minimum of 10% of any parking area in excess of 2,000 square feet in gross area shall be devoted to landscaping, inclusive of trees required under this section.

Justification: Applicant requests a waiver from providing a 10-foot landscape strip for every 10 parking spaces since there is an existing 10-foot wide grass strip in parking lot C.

1230.37 (i): The proposed asphalt materials and thicknesses should be revised in accordance with SLDO Section 1230.37.i. paving standards table below.

Justification: The applicant requests a waiver to provide the proposed pavement thicknesses in the table to the right that were based on a geotechnical engineering evaluation of site soils.

Sincerely,

Kevin Selger, RLA, LLA, ASLA, LEED® AP
Director of Landscape Architecture & Planning
Philadelphia Office Manager
Gilmore & Associates, Inc.

Cc: Jim Lilly, J&J
Jeff Kelley, G&A
Tiffany Bert, G&A

**LOWER GWYNEDD TOWNSHIP**
**PLANNING COMMISSION**
**Minutes of August 20, 2025**

**Present**: Rich Valiga, Vice-Chair
Maureen Nunn
Danielle Porreca
Michael Mrozinski
Craig Adams
Rusty Beardsley

Patty Furber, B&Z Administrator
Michele Fountain, CKS Engineers
Brian Jones, Bowman

**Absent**: Craig Melograno, Chairman

**Call to Order**:
The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM.

**Approval of Minutes: May 21, 2025**
A motion was made by Ms. Porreca and seconded by Mr. Mrozinski to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of May 21, 2025. The motion carried unanimously.

**Land Development: CEAS Lab Building/Project Evolution**
**Johnson & Johnson Innovative Medicine, LLC. #25-05 LD**
**1400 McKean Rd.**

Present for the land development application was Mr. Kevin Selger, from Gilmore & Associates and Mr. John Walko, from Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.

Mr. Walko explained to the PC that the applicant is proposing a 42,000 square foot, 56' foot tall building addition to the existing building 15 called the CEAS Lab. The proposed building will face the McKean roadside. Mr. Walko stated that CEAS stands for Cell Engineering Analytical Sciences. Mr. Walko stated that this proposed building is essential since J&J are tight on the last space that they currently have. He stated that the technology of innovations for what they're making keeps getting bigger, so they keep getting pressed for more space and this new building is intended to provide the room for essentially cell engineering. Mr. Walko stated that this building will provide a more aesthetically

pleasing addition with no new employees. Mr. Selger stated that the plan is to remove 10 parking spaces and add 10 parking spaces. He stated as part of the condition of the CKS review letter is to provide proof that no extra parking is necessary. He stated that those discussions can happen between the traffic engineers. Mr. Jones stated that the township currently has the plans and is waiting for bids from the contract.

Mr. Selger stated that the proposed building will be located 600' feet from McKean Road and 200' feet from Route 309. He stated about 9,000 square feet of the proposed building will be for mechanical support lab space. He stated that the analytical equipment is evolving and growing, so that's what's really driving this addition. This will be a 3-story building with two floors of lab space; the third floor will be for the mechanical support space. He stated that there's existing service drives with ten existing parking spaces that are going to be replaced and an existing trail that will be removed. He stated that Project Evolution is a current interior conversion for an oncology facility that will need a small driveway for patient deliveries. Mr. Walko stated that this project currently has building permits issued. Mr. Selger stated as part of this project, on the west side building that faces Route 309, they are proposing a series of walkways, one to connect to their existing campus trail system. He stated that there is an accessible entrance with two handicap spaces in the existing parking lot that will have an accessible pathway down to the entrance. He stated that there's going to be pedestrian access from this location, but there are issues with that due to the grade. Ms. Nunn wanted to know if the current trail would be removed. Mr. Selger stated there will be a connection installed to the older section of trail that loops through the entire campus that was recently repaved. He stated that the trail is highly used and there was a requirement to make sure any walkway to the new entrance connects to the existing campus trails. Mr. Walko stated that this was one of the waivers to make sure that what's proposed matches what is already onsite.

Mr. Selger stated as for the stormwater management they received their first review letter and were ready to resubmit for their NPDES permit. He stated that they have already met with the county and had an agreement about using the master plan facilities to offset this project. Mr. Walko stated that they would comply with CKS' review letter. He stated that they had discussions with the Township's traffic engineer, Bowman, and there was nothing drastic that would change the plans. He stated that there might be some interior items that need to be addressed with the Township's Fire Marshal. Mr. Selger stated that they had a sit-down meeting with the Township's Fire Marshal and Building Code Official. He stated they went through their building plans with their architect. Mr. Selger stated that the Fire Marshal had some access points that needed to be addressed. Mr. Walko stated that it's nothing that would change the plans that you see tonight. Mr. Mrozinski wanted to know more about the several different mechanisms for the stormwater. Mr. Selger stated that everything flows to a large pond; they also have a large underground stormwater basin with ample storage of stormwater volume credits that they utilize with various rain gardens. Mr. Selger stated that they currently have a

campus wide NPDES permit for stormwater that they have been maintaining since 2011. He stated that they continue to amend and adhere to the county, DEP and township stormwater ordinances. Ms. Fountain wanted to know what they are doing specifically for this building for volume and recharge? Mr. Selger stated that there were infiltration tests done, that were zero. He stated from a recharge credit standpoint, they are taking credits from the existing basin, which they keep track of with the county. He stated they have smaller landscape area drains with a 6" pipe, so that is why they are requesting a waiver. Ms. Fountain stated that she didn't have a problem with what was being proposed, except that their waiver requests asked for a 12" inch pipe. Mr. Selger stated that it would be adjusted to reflect 6" inches.

Mr. Valiga stated that he was trying to understand the difference between the stormwater that is being collected now versus the stormwater that will be collected. He stated that sheet 13 on their plan set reflects some stormwater collection pipes but was having difficulty trying to figure out where the storm pipes ended. Mr. Selger stated there are a series of storm sewers that flow through the campus that will end up in the pond. He stated that there are a series of lines on the side of the building that go underneath the existing buildings. Mr. Valiga stated that the plans do not show where the new or existing stormwater systems are located. Mr. Walko stated that the routes to the pond can be added to the drawings. Mr. Valiga stated that he understands that the majority of stormwater collected will be from the roof and parking lot water so there's no chance of sediment being built up over years.

Ms. Fountain wanted to discuss their operation of maintenance requirements for the stormwater system. Mr. Selger stated that their systems are inspected regularly, and their site is maintained, they're not going to flood themselves out when they are going to put almost 100 million into a new building. Ms. Fountain stated that they must provide calculations to show they have enough capacity and as part of their NPDES permit they must satisfy their post construction operation and maintenance. Mr. Beardsley stated that he was relying on CKS' expertise knowing this underground sewer system exists and that it's functionally is being maintained. He wanted to know if Ms. Fountain was comfortable with that. She stated she was.

Mr. Selger stated that the existing trailer that's been there for 20 years will be knocked down as part of this project. He stated that a portion of the existing buildings are tight with all the new lab equipment coming in, so they need this new building to decompress the existing spaces, so that the employees have enough room to work. Mr. Valiga wanted to know if they would be adding additional personnel that would affect parking. Mr. Walko stated that it was not proposed for this project and CKS did request verification of that. He stated that we had to provide everyday records to show that the same number of people are coming and going. Mr. Selger stated that the total parking constructed on campus was 2,096 spaces; the current and future seat count is 2,074 with 22 access spaces.

Mr. Selger stated that as part of the construction of this project, some of this lot is going to be taken out of use temporarily for construction trailers.

Ms. Nunn stated that the trail system is heavily used by the surrounding neighbors and wanted to discuss safety precautions during construction. Mr. Selger stated that the whole construction area will be fenced in. He stated that J&J has very high safety requirements for their employees, so anyone that would enter that fenced area would have to be safety trained. He stated that they have 24/7 security that loops around the campus, so no one would be permitted around the construction. He stated that the trail will not be blocked. Ms. Nunn thanked them for doing this. Mr. Selger stated that a crosswalk will be built to connect to the sidewalks at the J&J and Wooded Pond. He stated as of yesterday they were waiting for pricing on the contract.

Mr. Valiga wanted to go over the waivers. Mr. Valiga wanted to know if they were going to revise the 12" HDPE pipe to 6". Mr. Walko stated that they would. Mr. Valiga wanted to know if CKS had any issues with that request. Ms. Fountain stated that if this was on a public dedicated road that the township maintained, we would have more of a concern, but this is on private property, and they show that the capacity of the pipe is adequate. Mr. Valiga stated a waiver was requested not to install concrete curb or tire stops to protect planting strips and prevent the overhanging of vehicles into pedestrian walks. Mr. Valiga stated that he thought this waiver request wasn't too different than what was already there. Mr. Mrozinski stated he agreed but would like to keep it unified. Mr. Valiga stated that the next waiver is for the required minimum width of the pedestrian trails to be eight feet versus the existing ones which are six feet. Mr. Valiga wanted to know if anybody has been complaining about the six-foot trail? Ms. Nunn stated that she was the closest neighbor, and no one had any issues with the six-foot trails. Mr. Valiga stated that the next waiver was regarding the 10-foot-wide landscaping strips for every 10 parking spaces. Mr. Selger stated that instead of having an island every 10 feet, they do long linear strips down the middle of the parking lots. He stated that they find they can get more trees in with efficient parking, and it aids in plow maintenance. Mr. Valiga stated that the next waiver was regarding asphalt material and the thickness paving of the cross section. Mr. Valiga wanted to know what the difference was with what you are proposing versus what the ordinance says. Mr. Selger stated that it is based off the soils, type of vehicles, number of trips, some of these waivers apply every time we come here. Mr. Selger stated that it's based off their geotechnical report. Ms. Fountain stated that she did not see that report. Mr. Valiga requested the report to be sent to Ms. Fountain since that could answer some questions. Ms. Fountain stated that she thought their base did match and was at least 6" which is required by the ordinance. Mr. Valiga stated that waivers 2(a)–(d) are agreed upon but 2(e) the geotechnical report is to be sent to CKS. Ms. Fountain wanted clarification on number 5(d) regarding the paving that will be at a minimum of 1% slope. She stated that she heard earlier in the meeting that they would comply with all of CKS' comments. Mr. Selger stated yes, they would. Mr. Selger stated

that for 5(h) they intend to upsize the pipes down in the bottom to provide extra capacity. He stated that there are stormwater pipes that commonly connect them, the existing 24" pipe goes underneath the building which cannot be upsized. He stated that they did the math and the 24" pipe was adequate. He stated that these pipes could potentially be 18" given the low area, but wanted to provide some extra added insurance, by providing some extra pipe capacity. He stated that is the reason for the waiver of the 36" pipes. Mr. Selger stated that the report reflects that capacity. Ms. Fountain wanted to clarify that there was an increase in the upstream area that it's packed into a 36" inch pipe, but they are going to be connecting to a 24" inch pipe which Mr. Selger stated they cannot change, because it's going underneath the buildings. She stated she would like to know the reason for it. Mr. Selger stated that there's plenty of cover of the pipe and room to provide extra capacity. Ms. Fountain stated that if the 24" inch pipe is not large enough to handle the flow into the 36" pipe CKS is going to strongly recommend that they install a relief pipe system around the building.

Mr. Valiga wanted to know what their timeframe was for construction. Mr. Selger stated they would like to start construction prior to Thanksgiving. Mr. Valiga stated that he understood that, but everything needs to be in order because the supervisors are expecting us to make sure these details are correct. Mr. Valiga wanted to know if the existing maintenance agreement for the stormwater will be revised. Mr. Walko stated anytime new facilities are installed, a new agreement is executed for those facilities.

Mr. Valiga wanted to go over Township Fire Marshal, Al Comly's review letter dated August 13, 2025. Mr. Selger stated that their architect was out looking at firewalls and the interior circulation of the buildings. Mr. Walko stated there will be additional meetings to resolve his comments.

Mr. Valiga discussed the non-native species of trees and wanted to know what percentage that is allowed. He stated if the non-native species percentage equals what is allowed, there is no issue. Ms. Fountain stated that the percentage allowed is 25%. Mr. Valiga discussed the Montgomery County Planning Commission's review letter dated August 5, 2025, that requested additional landscaping on the 2.5' foot retaining walls located between the parking lot and proposed lab building. Mr. Valiga stated he wasn't sure if that was something they wanted to do. Mr. Selger stated that wasn't a township requirement and didn't intend on doing that. Mr. Valiga wanted to know if their lighting plan was consistent with all the lights in all the parking lots. Mr. Selger stated that the "C" lot lights date back to 2002 and are consistent with the height requirements from the 2001-2002 township ordinance; the new lights would be consistent with the current height requirement of 14' foot, the lights would be LED. Mr. Valiga stated that on sheet 19 of their plan set, they talk about recycling material and waste disposal and wanted to know how they are going to stockpile access soil onsite. Mr. Selger stated they will strip and stockpile the soil, but some of the subsoils will have to be hauled offsite since they

are water sensitive and cannot be compacted. Mr. Valiga wanted to know about the asphalt that will be dug up where that would be disposed of and the concrete wash water. Mr. Selger stated that the asphalt would be hauled to an asphalt treatment plant, and they would have concrete washouts onsite.

A motion was made by Ms. Porreca and seconded by Mr. Beardsley to recommend preliminary/final land development approval by the Board of Supervisors based on the following conditions by Mr. Valiga:

1. The applicant will change Waiver 2(a), the HDPE pipe diameter, to 6" from the listed 12" on Sheet 3, "Waivers Request". CKS acknowledged that their review provided in the 2(a) waiver comment was done for a 6" diameter pipe and not 12" as stated.
2. The applicant to provide documentation for waiver 2(e), regarding CKS' comment with respect to "supplemental" geotechnical information for the asphalt paving waiver. CKS to review and confirm that the geotechnical information will provide structural base to support the applicant's alternative asphalt paving specifications. If CKS' review does not agree with the applicant's geotechnical report, the waiver is denied, and applicant will follow LGT specifications.
3. The applicant to comply with CKS' comment page 3 (h) pertaining to the 36" inch diameter storm sewer pipe. The existing 24" inch pipe will be analyzed by CKS with information supplied by applicant to determine capacity to convey the drainage from the new 36" sewer pipe.
4. The applicant agrees to the recommendations and comments listed on all the other paragraphs one through nine in CKS' review letter dated August 7, 2025.
5. The applicant to work with the Fire Marshal regarding relocation of emergency services arrival point from door at Lobby C to locations A or B and the placement of the FDC connection per his review letter dated August 13, 2025.
6. The applicant to show the connection of the new stormwater pipe into the existing system and reflect the entire stormwater underground basin system in a clearer fashion on sheet 12.

The motion passed with a 6-0 vote.

**ADJOURNMENT**

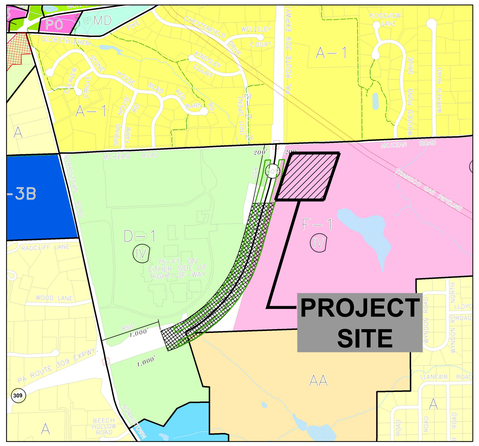
There being no further business, the meeting was adjourned at 8:15 P.M.
Respectfully submitted,
Patty Furber, Secretary

# Johnson & Johnson Innovative Medicine, LLC

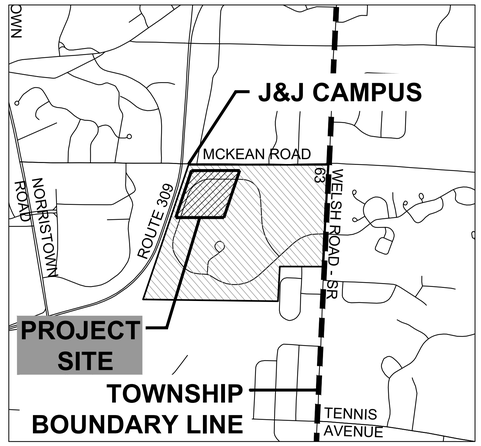
## Spring House, PA Campus

## *Proposed Lab Building and Site Improvements*

## *Preliminary/Final Land Development Plan*



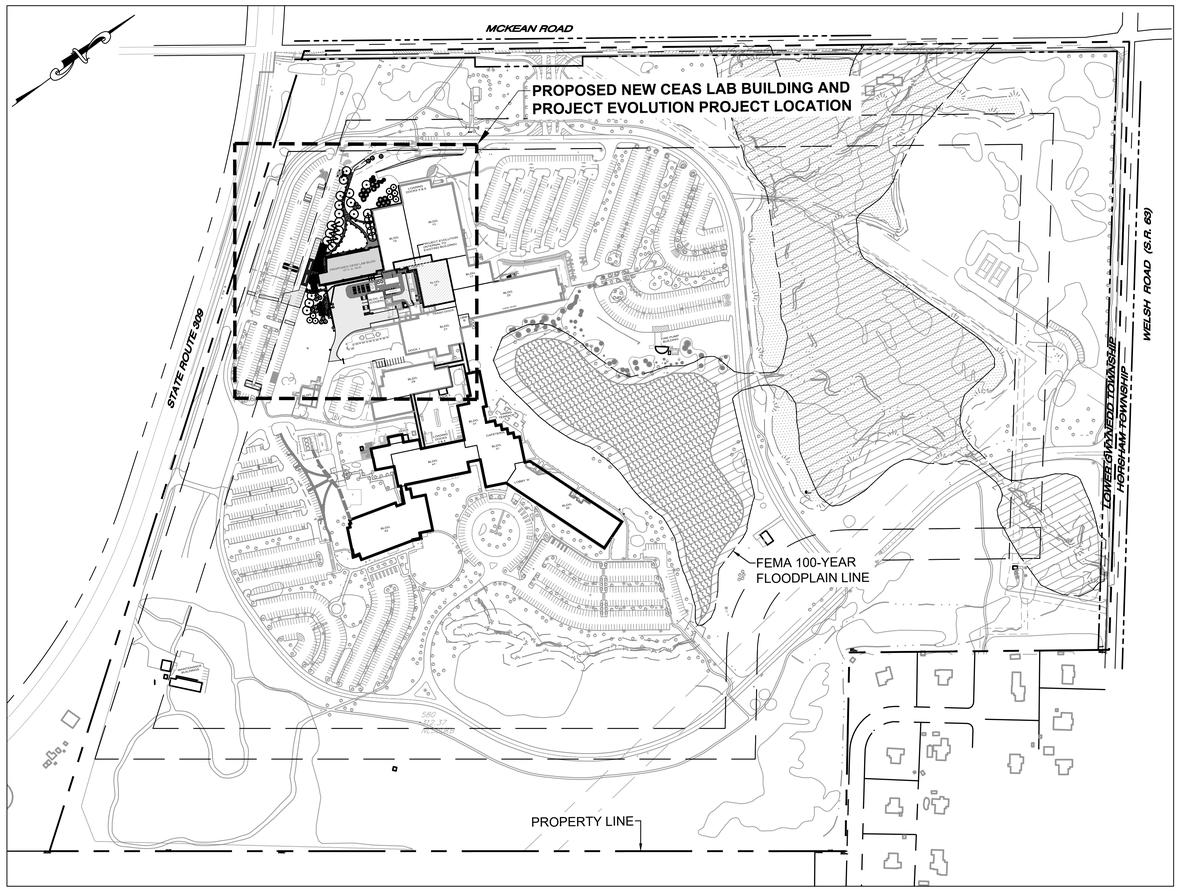

**ZONING MAP**
SCALE: NO SCALE




**LOCATION MAP**
SCALE: NO SCALE

| No. | Drawing No. | Drawing Name | Date: 07/03/2025 PRELIMINARY / FINAL LAND DEVELOPMENT SUBMISSION | 08/14/2025 ISSUED FOR 50% REVIEW | 09/25/2025 PRELIMINARY / FINAL LAND DEVELOPMENT RESUBMISSION | 09/25/2025 90% ISSUE FOR CONSTRUCTION |
|---|---|---|---|---|---|---|
| **J&J Springhouse CEAS Lab Building & Project Evolution** | | | | | | |
| 1 | C-001 | Civil Cover Sheet | X | X | X | X |
| 2 | C-002 | Civil General Notes | | X | X | X |
| 3 | C-10-01 | Overall Existing Features Plan | X | X | X | X |
| *4 | C-10-02 | Overall Site Record Development Plan | X | X | X | X |
| 5 | C-10-03 | ADA Accessibility Plan | X | X | X | X |
| 6 | RC-10-01 | Site Existing Features Plan | X | X | X | X |
| 7 | CD-10-01 | Site Demolition Plan | X | X | X | X |
| *8 | CI-10-01 | Site Layout and Materials Plan | X | X | X | X |
| 9 | CT-10-01 | Fire Department Access Truck Turning Plan | X | X | X | X |
| 10 | CG-10-01 | Site Grading and Drainage Plan | X | X | X | X |
| 11 | CG-201 | Stormwater Profiles One | X | X | X | X |
| 12 | CG-202 | Stormwater Profiles Two | X | X | X | X |
| 13 | CS-10-04 | Overall PCSM Plan | X | X | X | X |
| 14 | CS-10-05 | Site PCSM Plan | X | X | X | X |
| 15 | CS-501 | PCSM Details | X | X | X | X |
| 16 | CS-502 | PCSM Notes | X | X | X | X |
| 17 | CE-10-06 | Overall Erosion and Sediment Control Plan | X | X | X | X |
| 18 | CE-10-07 | Site Erosion and Sediment Control Plan | X | X | X | X |
| 19 | CE-501 | Erosion and Sediment Control Details | X | X | X | X |
| 20 | CE-502 | Erosion and Sediment Control Notes | X | X | X | X |
| 21 | CU-10-01 | Overall Site Utility Plan | X | X | X | X |
| 22 | CU-10-02 | Site Utility Plan | X | X | X | X |
| 23 | CU-201 | Utility Profiles One | X | X | X | X |
| 24 | CU-202 | Utility Profiles Two | X | X | X | X |
| 25 | LS-10-01 | Overall Site Landscape Plan | X | X | X | X |
| 26 | LS-10-02 | Site Landscape Plan | X | X | X | X |
| 27 | LS-501 | Landscape Planting Notes and Details | X | X | X | X |
| 28 | LL-10-01 | Site Lighting Plan | X | X | X | X |
| 29 | LL-501 | Site Lighting Notes and Details | X | X | X | X |
| 30 | C-501 | Site Construction Details One | X | X | X | X |
| 31 | C-502 | Site Construction Details Two | X | X | X | X |
| 32 | C-503 | Site Construction Details Three | X | X | X | X |

* Plan Sheets to be Recorded




**CAMPUS SITE PLAN**
SCALE: 1" = 200'

**GENERAL NOTES:**

NOT FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1076

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

Locations of existing underground utilities/facilities shown hereon have been developed from records, field markouts by utility owners, and/or above-ground observation of the site. No excavations were performed in the preparation of these drawings; therefore all utilities shown should be considered approximate in location, depth, and size. The potential exists for other underground utilities/facilities to be present which are not shown on the drawings. Only the visible locations of underground utilities/facilities at the time of field survey shall be considered true and accurate. Completeness or accuracy of underground utilities/facilities are not guaranteed by Gilmore & Associates Inc.

All contractors working on this project shall verify location and depth of all underground utilities/facilities prior to start of work and shall comply with the requirements of P.L. 852, No. 287 December 10, 1974 as last amended on October 9, 2008, Pennsylvania Act 121. Gilmore & Associates inc. has obtained a pa-one call serial number as noted hereon for design purposes only.


PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT REGISTRATION NUMBER LA002455

kselger@gilmore-assoc.com
267-274-2234

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Jeffrey J. Kelley ENGINEER PE092855

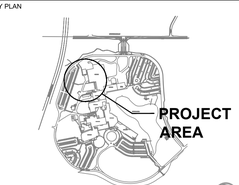
jkelley@gilmore-assoc.com
267-314-8505

Civil Engineer/Landscape Architect:
Gilmore & Associates, Inc.
Engineering & Consulting Services
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


| VENDOR PROJ. NO. | | |
|---|---|---|
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
| E | 17JUL2025 | ISSUE FOR BID - STRUCTURAL |
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |
| NO. | DATE | ISSUE/REVISON DESCRIPTION |

ISSUES/REVISIONS

KEY PLAN




Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

COVER SHEET

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | C-001 | I |
| | SHEET NO. 1 OF 32 | |

LIFECYCLE STATE: N/A | SCALE:

## GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN MARCH OF 2025.
2. THE PROPERTY LINES SHOWN ARE BASED ON THE METES AND BOUNDS DESCRIPTION CONTAINED IN THE VESTING DEED OF THE SUBJECT PROPERTY ONLY. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS, AND/OR COVENANTS MAY APPLY.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, EXISTING UTILITIES, AND EXISTING FACILITIES PRIOR TO COMMENCING ANY WORK.
4. IN ACCORDANCE WITH PENNSYLVANIA STATE LAW, NOTIFY ALL UTILITY COMPANIES (1-800-242-1776 PENNSYLVANIA ONE CALL") AT LEAST (3) THREE BUSINESS DAYS IN ADVANCE OF BEGINNING CONSTRUCTION.
5. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED BY GILMORE & ASSOCIATES, INC., IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
6. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON MARCH 29, 2007, PENNSYLVANIA ACT 181. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20250551712 FOR DESIGN PURPOSES ONLY.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, REQUIREMENTS, AND STANDARDS.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS RELATING TO THIS PROJECT. PERMITS MUST BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL COMPLY AND ADHERE TO ALL APPLICABLE REGULATIONS SET FORTH.
9. ALL CONTRACTORS/SUBCONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE O.S.H.A. (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) REGULATIONS AND OTHER APPLICABLE SAFETY STANDARDS.
10. ALL DIMENSIONS, LOCATIONS, DEPTHS, DISTANCES, ANGLES, SLOPES, AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION. IN THE CASE OF CONFLICT BETWEEN ANY PART OF THESE PLANS, THE SPECIFICATIONS, OR THE CONTRACT DOCUMENTS, OR IF DISCREPANCIES ARE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGNER IMMEDIATELY BY PHONE AND IN WRITING AND SHALL REQUEST A WRITTEN DETERMINATION PRIOR TO PROCEEDING WITH THE WORK INVOLVED. IF THE WORK PROCEEDS WITH THE KNOWLEDGE OF A DISCREPANCY AND WITHOUT A WRITTEN DETERMINATION, SUCH WORK WILL NOT BE CONSIDERED IN COMPLIANCE WITH THESE PLANS, THE SPECIFICATIONS, AND CONTRACT DOCUMENTS.
11. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS SHALL BE TAKEN FROM DIMENSIONS SHOWN ON THE DRAWING. WHERE DIMENSIONS BETWEEN SMALL SCALE AND DETAIL DRAWINGS DIFFER, NOTIFY THE DESIGNER FOR CLARIFICATION.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING STRUCTURES AND FACILITIES, INCLUDING UTILITIES, NOT DESIGNATED FOR DEMOLITION OR REPLACEMENT/UPGRADE SUCH AS BUILDINGS, PIPING, INLETS/MANHOLES, EXISTING UNDERGROUND RETENTION BASIN, CABLES/WIRES, CONDUITS, APRONS, PAVEMENTS, BRIDGES, UTILITIES, TREES, ETC., FROM DAMAGE WHICH MIGHT OCCUR DURING CONSTRUCTION. EXTREME CARE SHALL BE TAKEN IN UNDERCUT AREAS. THE CONTRACTOR SHALL REPLACE OR REPAIR, AS DIRECTED BY THE TOWNSHIP AND THE OWNER, ANY STRUCTURES OR FACILITIES DAMAGED DURING CONSTRUCTION/THE LIFE OF THE CONTRACT. NO PAYMENT WILL BE MADE FOR REPLACEMENT OR REPAIR OF DAMAGED ITEMS.
13. THE CONTRACTOR SHALL PROVIDE POSITIVE PROTECTION (MAT/SHEET COVERINGS) FOR ALL EXPOSED EXCAVATIONS TO PROTECT FROM INSTABILITY AND DETERIORATION DUE TO RAIN, WIND OR SNOW/ICE.
14. THE CONTRACTOR SHALL PROVIDE SURFACE DRAINAGE CHANNELS OR DIVISION DIKES, SUMPS AND SUMP PUMPS AND/OR OTHER DEWATERING MEASURES AS REQUIRED TO PROTECT ALL EXCAVATIONS FROM FLOODING. FLOODING OF ANY EXCAVATION OF THE SUBGRADE WILL BE CAUSE FOR COMPLETE REPREPARATION AND REAPPROVAL OF THE SUBGRADE.
15. ALL ORGANIC, WET, SOFT AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM PAVEMENT SUBGRADE AND BACKFILLED WITH SUITABLE GRANULAR, FREE DRAINING MATERIAL.
16. NO PAVEMENTS OR SLABS SHALL BE PLACED ONTO SUBGRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST ENTER AN EXPOSED EXCAVATION AFTER SUBGRADE APPROVAL, THE SUBGRADE SHALL BE REINSPECTED BY THE INDEPENDENT TESTING AND INSPECTION AGENCY AFTER REMOVAL OF WATER OR FROST.
17. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROLS DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND THE DESIGNER PRIOR TO REMOVING ANY EROSION CONTROL MEASURES.
18. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANY REGULATIONS AND REQUIREMENTS FOR UTILITIES AFFECTED BY THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS ASSOCIATED WITH THOSE UTILITIES.
19. ALL WORK WITHIN A RIGHT OF WAY (R.O.W.) OR EASEMENT SHALL BE DONE IN ACCORDANCE WITH THE AGENCY OR ENTITY HAVING JURISDICTION OR OWNERSHIP OF THAT R.O.W. OR EASEMENT. CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, INSPECTIONS, ETC. FROM THE AGENCY OF ENTITY HAVING JURISDICTION FOR THIS WORK.
20. EXISTING FEATURES SURVEY WAS CONDUCTED IN MARCH 2011 BY GILMORE & ASSOCIATES, NEW BRITAIN, PA
21. INSTALL ALL MANUFACTURED ITEMS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS COMPLETE WITH ALL ITEMS AND COMPONENTS AS REQUIRED FOR A COMPLETE INSTALLATION.
22. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE APPROPRIATE CONTRACT DOCUMENTS (PLANS, SPECIFICATIONS, AND OTHER INFORMATION) TO THE VARIOUS SUBCONTRACTORS AND TRADES IN ORDER FOR THEM TO COORDINATE AND PERFORM THE WORK.
23. CONTRACTOR SHALL ENSURE ALL WORK IS COORDINATED BETWEEN THE CONTRACTOR ALL SUBCONTRACTORS AND TRADES.
24. DO NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT.
25. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER.
26. INSTALL WORK DURING CONDITIONS OF TEMPERATURE, HUMIDITY, EXPOSURE, FORECASTED WEATHER, AND STATUS OF PROJECT COMPLETION WHICH WILL ENSURE BEST POSSIBLE RESULTS FOR EACH UNIT OF WORK.
27. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH PUBLIC UTILITIES/SERVICE PROVIDERS AS REQUIRED. CONTRACTOR SHALL CONFORM TO THE STANDARDS OF THE RESPECTIVE PUBLIC UTILITIES/SERVICE PROVIDERS.
28. THE NOTES ON THIS PLAN SHALL APPLY TO ALL SITE WORK DRAWINGS FOR THIS PROJECT.

## DEMOLITION NOTES:

1. THE CONTRACTOR(S) SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY OWNER, OWNER'S REPRESENTATIVE AND DESIGN PROFESSIONAL OF ANY DISCREPANCIES. COMMENCEMENT WITH ANY WORK MEANS CONTRACTOR HAS ACCEPTED EXISTING AND FIELD CONDITIONS.
2. IN ACCORDANCE WITH PENNSYLVANIA STATE LAW, NOTIFY ALL UTILITY COMPANIES (1-800-242-1776 PENNSYLVANIA ONE CALL SYSTEM) AT LEAST (3) THREE BUSINESS DAYS IN ADVANCE OF BEGINNING CONSTRUCTION.
3. THE CONTRACTOR(S) SHALL OBTAIN ALL REQUIRED/PERTINENT PERMITS FOR THIS WORK AND COMPLY AND ADHERE TO ALL APPLICABLE REGULATIONS SET FORTH.
4. PERFORM DEMOLITION WORK IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND ORDINANCES AND WITH NATIONAL STANDARD SAFETY REQUIREMENTS FOR DEMOLITION.
5. DO NOT INTERFERE WITH THE USE OF ADJACENT BUILDING OR SITE AREAS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO PROTECT EXISTING STRUCTURES AND FACILITIES, INCLUDING UTILITIES, NOT DESIGNATED FOR DEMOLITION OR REPLACEMENT/UPGRADE SUCH AS BUILDINGS, PIPES, INLETS/MANHOLES, CABLES/WIRES, CONDUITS, APRONS, PAVEMENTS, BRIDGES, UTILITIES, TREES, ETC. FROM DAMAGE WHICH MIGHT OCCUR DURING CONSTRUCTION. EXTREME CARE SHALL BE TAKEN IN UNDERCUT AREAS. THE CONTRACTOR SHALL REPLACE OR REPAIR, AS DIRECTED BY THE DESIGNER, ANY STRUCTURES OR FACILITIES DAMAGED DURING CONSTRUCTION/THE LIFE OF THE CONTRACT. NO PAYMENT WILL BE MADE FOR REPLACEMENT OR REPAIR OF DAMAGED ITEMS.
7. PREVENT MOVEMENT, SETTLEMENT, OR DAMAGE TO ADJACENT WALKWAYS, PAVEMENT, STRUCTURES, OR OTHER SITE ELEMENTS TO REMAIN. ANY MOVEMENT, DAMAGE, OR SETTLEMENT THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
8. PROTECT ALL EXISTING PLANT MATERIALS FROM DAMAGE UNLESS THEY ARE INDICATED TO BE REMOVED". DO NOT PARK OR STORE CONSTRUCTION VEHICLES, EQUIPMENT, AND/OR MATERIALS UNDER THE CANOPY (WITHIN THE DRIP LINE) OF ANY TREE TO REMAIN. ANY DAMAGE SHALL BE REPAIRED OR THE PLANT MATERIAL REPLACED WITH PLANTS OF THE SAME SIZE BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. ANY REPLACEMENT PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. PROVIDE, ERECT AND MAINTAIN BARRICADE AND LIGHTING AS REQUIRED BY APPLICABLE REGULATION TO PROTECT OCCUPANTS OF BUILDING/FACILITY AND WORKERS.
10. DEMOLISH AND REMOVE WORK IN A MANNER WHICH ALLOWS FOR INTRODUCTION OF NEW ADJACENT WORK WITH-OUT DAMAGING EDGE CONDITIONS TO THE EXISTING WORK.
11. DEMOLITION OF EXISTING UTILITIES INCLUDES THE REMOVAL OF PIPE, UTILITY STRUCTURES, DRAINS, MANHOLES, ENCASEMENT, FITTINGS, VALVES, ETC.
12. DISPOSE OF ALL UNUSABLE MATERIAL AND DEBRIS RESULTING FROM THE WORK OFF OF THE SITE AND THE WORK AREAS CLEAN AND READY FOR NEW WORK.
13. MAINTAIN UTILITY SERVICES TO ACTIVE EXISTING BUILDINGS AT ALL TIMES FOR THE DURATION OF THE CONSTRUCTION PERIOD. COORDINATE WITH THE OWNER AND UTILITY PROVIDERS FOR ALL SHUTDOWNS FOR UTILITY CONNECTION AND RELOCATION WORK.
14. ALL UTILITIES NOT SCHEDULED/INDICATED FOR DEMOLITION WITHIN THE LIMIT OF DEMOLITION/WORK AREA SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
15. SEE EROSION AND SEDIMENTATION CONTROL PLANS, NOTES AND DETAILS FOR EROSION CONTROL MEASURES AND CONSTRUCTION SEQUENCE.
16. ALL MATERIALS DEMOLISHED, UNLESS IDENTIFIED TO BE SAVED OR SALVAGED (CONCRETE, PAVING, ROOT MAT, FENCING AND ALL OTHER DEBRIS) SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PER FEDERAL, STATE, AND LOCAL REGULATIONS. ALL COSTS OF HAULING, DISPOSAL, AND TIPPING FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR AS PART OF THE BASE BID.
17. ALL MATERIALS IDENTIFIED TO BE SALVAGED SHALL BE REMOVED WITH CARE TO PREVENT AND MINIMIZE DAMAGE AND SHALL BE STORED ON-SITE FOR REUSE OR FOR RETRIEVAL BY OWNER OR THE OWNER'S REPRESENTATIVE.
18. ALL QUANTITIES OF DEMOLITION SHALL BE DETERMINED BY THE CONTRACTOR AND COVERED IN THE BASE BID. CONTRACTOR SHALL MAKE NECESSARY SITE INSPECTIONS PRIOR TO BID TO VERIFY ALL QUANTITIES AND CONDITIONS TO HIS/HER SATISFACTION.
19. SAWCUT AND TRIM ALL EXISTING CONCRETE AND ASPHALT PAVEMENT EDGES PRIOR TO INSTALLING NEW PAVING. ENDS OF DAILY NEW ASPHALT PAVEMENT INSTALLATIONS SHALL BE SAWCUT AND TRIMMED NEATLY TO RECEIVE AND INTERSECT NEXT AREA OF NEW ASPHALT PAVEMENT.
20. ALL EXCAVATED MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A LAWFUL MANNER.
21. REFER TO THE GENERAL NOTES FOR MORE INFORMATION ON MAINTAINING BUILDING ACCESS AND EGRESS FROM DOORWAYS DURING CONSTRUCTION.
22. PROTECT EXISTING PIPE(S) TO REMAIN. PREVENT DEBRIS AND/OR SOIL MATERIALS FORM ENTERING PIPE(S). IF DEBRIS AND/OR SOIL MATERIAL GETS INTO PIPE(S) CONTRACTOR IS RESPONSIBLE FOR CLEANING PIPE(S) TO STREET CONNECTION AT NO COST TO OWNER.
23. A BELOW GRADE UTILITY INVESTIGATION WAS COMPLETED BY PULS, INC. IN MAY AND JUNE 2013 WITHIN THE PROJECT AREA. THE BASE SURVEY HAS BEEN UPDATED TO LOCATE THE APPROXIMATE LOCATIONS OF THE UTILITY MARK-OUTS PERFORMED BY PULS, INC. THE UTILITY INVESTIGATION REPORT CAN BE REQUESTED FROM THE CONSTRUCTION MANAGER OR THE OWNER FOR USE BY THE CONTRACTOR. GILMORE & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE CONTENTS OF THIS REPORT. REFER TO THE UTILITY INVESTIGATION REPORT FOR FURTHER INFORMATION.
24. THE CONTRACTOR SHALL MAINTAIN ACCESS AND USE OF EXISTING COURTYARD MAINTENANCE/EMERGENCY VEHICLE ACCESS GATE AND COURTYARD EGRESS GATE AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH JANSSEN ENVIRONMENT, HEALTH, & SAFETY GROUP.
25. STRIP GRASS AND TOPSOIL. STOCKPILE TOPSOIL FOR REUSE. (REFER TO GRADING PLAN FOR FINISH ELEVATIONS. REFER TO MATERIALS PLAN FOR TYPE OF MATERIAL).
26. CONTRACTOR(S) SHALL COMPLY WITH OWNER SAFETY REQUIREMENTS AND OBTAIN OWNER PERMITS AND APPROVAL PRIOR TO COMMENCING WORK.
27. ALL TREES THAT ARE MARKED TO BE DEMOLISHED SHALL HAVE THE ROOTS AND STUMP REMOVED OR GROUND DOWN.

## LAYOUT AND DIMENSIONING NOTES:

1. VERIFY ALL DIMENSIONS AND ACCEPT CONDITIONS PRIOR TO COMMENCING WORK. COMMENCING WORK MEANS CONTRACTOR HAS ACCEPTED CONDITIONS.
2. ALL DIMENSIONS ARE FROM FACE OF BUILDING/CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PRECISE BUILDING DIMENSIONS AND ELEMENTS.
4. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
5. ALL RADII ARE 5'-0" UNLESS OTHERWISE NOTED.
6. CONCRETE PAVING PATTERNS ARE APPROXIMATE AND SHALL BE LAID OUT IN THE FIELD.
7. ALL RADII AND DIMENSIONS ARE TO THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL UNLESS OTHERWISE NOTED WITH (B-B), WHICH INDICATES BACK OF CURB, WALL, ETC.
8. SAWCUT AND TRIM ALL EXISTING CONCRETE AND ASPHALT PAVEMENT EDGES PRIOR TO INSTALLING NEW PAVING. ENDS OF DAILY NEW ASPHALT PAVEMENT INSTALLATIONS SHALL BE SAWCUT AND TRIMMED NEATLY TO RECEIVE AND INTERSECT NEXT AREA OF NEW ASPHALT PAVEMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AS DETAILED IN THESE CONSTRUCTION DOCUMENTS FOR THIS PROJECT.
10. WALKWAYS AND DOORWAY PADS SHALL BE CENTERED ON DOORWAYS UNLESS OTHERWISE INDICATED.
11. THE NEW PAVING SHALL PROVIDE A SMOOTH TRANSITION TO EXISTING PAVING WITHOUT ABRUPT CHANGE IN GRADE. MAINTAIN POSITIVE DRAINAGE AND ELIMINATE LOW SPOTS.
12. ALL CURVED EDGES/LINES INDICATED ON THE LAYOUT PLAN(S) SHALL BE CONTINUOUS AND WITHOUT DEVIATION. ABRUPT VERTICAL OR HORIZONTAL CHANGES WILL NOT BE ACCEPTED. SCORE AND BEND FORMWORK TO ACHIEVE SMOOTH CONTINUOUS CURVES. STAKE FORMWORK ADEQUATELY TO PREVENT SUDDEN BENDS OR DEVIATIONS OUTSIDE OF THE PLAN LAYOUT EDGE/LINE.
13. PAVEMENT MARKING SHALL STOP AT THREE (3) INCHES FROM EDGES OF CURBS,

## GRADING AND DRAINAGE NOTES:

1. ALL GRADING MUST PRODUCE POSITIVE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER, PONDING, OR WET LAWN AREAS AND TO ENSURE ALL STORMWATER AND SURFACE DRAINAGE FLOWS TO DRAINS, INLETS, SWALES, STORMWATER MANAGEMENT FACILITIES, OR OTHER POINTS OF DISCHARGE.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
3. ALL NEW GRADING SHALL MEET/INTERSECT EXISTING GRADES WITH SMOOTH TRANSITIONS. ABRUPT GRADE CHANGES WILL NOT BE ACCEPTED.
4. PLANS INDICATE ALL FINISH GRADE ELEVATIONS. PROVIDE SUBGRADE ELEVATIONS AS REQUIRED BY PLANS, DETAILS, OR SPECIFICATIONS. PROVIDE PROPERLY COMPACTED SUBGRADES OF NATIVE SOIL OR APPROVED FILL. SUBGRADES SHALL BE INSPECTED BY A QUALIFIED INSPECTOR TO ENSURE COMPACTION REQUIREMENTS ARE MET. NATIVE SOILS, FILL, OR SUBGRADES DEEMED INSUFFICIENT SHALL BE REMOVED AND REPLACED WITH APPROPRIATE MATERIAL.
5. ADJUST EXISTING AND NEW MANHOLES, CATCH BASINS, AND DRAINS RIM/GRATE ELEVATIONS TO NEW GRADE ELEVATIONS (PAVEMENT OR SOIL).
6. FINISHED SURFACES SHALL BE GRADED SMOOTH AND EVEN WITH NO ABRUPT OR AWKWARD CHANGES IN GRADE. SURFACE FINISHES NOT MEETING THIS STANDARD OR NOT DEEMED ACCEPTABLE BY THE DESIGNER OR OWNER SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
7. UNLESS OTHERWISE NOTED, MINIMUM SLOPE SHALL BE 1/4 INCH PER FOOT OR 2% AND A MAXIMUM SLOPE SHALL NOT EXCEED 3:1 OR 33% ON EARTHEN SURFACES.
8. ALL PAVED PEDESTRIAN PAVEMENTS AND WALKWAYS SHALL HAVE POSITIVE DRAINAGE AND BE CROSS PITCHED AT A MINIMUM OF 1% AND A MAXIMUM OF 2%
9. GRADES AND CROSS PITCHES ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES(ADAAG) AND ICC1117.1
10. NOTIFY THE DESIGNER IMMEDIATELY IF SLOPE REQUIREMENTS CANNOT BE MET. AT NO TIME WILL SLOPES IN EXCESS OF THOSE ABOVE THE MAXIMUM ALLOWED WILL BE ACCEPTED, UNLESS PRIOR APPROVAL IS RECEIVED IN WRITING BY THE DESIGNER.
11. THE NEW PAVING SHALL PROVIDE A SMOOTH TRANSITION TO EXISTING PAVING WITHOUT ABRUPT CHANGE IN GRADE. MAINTAIN POSITIVE DRAINAGE AND ELIMINATE LOW SPOTS.
12. GRADES ON DESIGNATED HANDICAPPED ACCESSIBLE AREAS/ROUTES SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
13. GRADE EARTHEN, NON-PAVED, SURFACES TO A SMOOTH FINISH. SLOPE LAWN AREAS IN SWALES TO A GENTLE CROWN ALONG THE CENTERLINE UNLESS OTHERWISE SHOWN.
14. GRADE ALL SEEDED FINE LAWN AREAS FLUSH WITH FINISH GRADE. ADJUST FINISHED GRADE TO THE PROPER DEPTH WHERE SOD ABUTS PAVED AREAS.
15. GRADE ALL TREE/SHRUB/GROUNDCOVER PLANTING BEDS TO 3 INCHES BELOW TOP OF ABUTTING CURBS, PAVING, OR LAWN AREAS TO ALLOW FOR MULCHING.
16. ELIMINATE ROUGH AND LOW AREAS TO ENSURE POSITIVE DRAINAGE.
17. PIPE SLOPES ARE APPROXIMATE; CONTRACTOR SHALL USE INVERTS TO INSTALL GRAVITY LINES.
18. ELEVATIONS AND LOCATIONS OF ROOF RAIN WATER CONDUCTORS/DRAINS AT THE FACE OF THE BUILDING ARE APPROXIMATE. COORDINATE WITH MECHANICAL/PLUMBING DRAWINGS FOR SLEEVE/LINE PENETRATION LOCATIONS AND INVERT ELEVATIONS FOR CONNECTIONS AT THE BUILDING FACE. ALL ROOF RAIN WATER CONDUCTORS/DRAINS SHALL BE DUCTILE IRON PIPE SLOPED AT A MINIMUM OF 0.02 FT/FT AND A MAXIMUM SLOPE OF 0.08 FT/FT.
19. COORDINATE GRADING WORK WITH WORK OF OTHER TRADES OR WORK BY OTHERS AS REQUIRED TO COMPLETE THE PROJECT.
20. SLOPE DIRECTIONS (ARROWS) AND SLOPE PERCENTAGES ARE PROVIDED FOR INFORMATION ONLY , SPOT ELEVATIONS DICTATE.

## CONCRETE NOTES:

1. PROVIDE CAST-IN-PLACE CONCRETE WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND IN ACCORDANCE WITH THE CURRENT VERSION OF ACI-318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
2. CONCRETE SHALL CONTAIN EITHER A WATER-REDUCING, PLASTICIZING ADMIXTURE OR A HIGH-RANGE WATER-REDUCING ADMIXTURE. ALL CONCRETE SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE TO PROVIDE 5%-7% AIR ENTRAINMENT. MAXIMUM CHLORIDE CONTENT SHALL BE 0.15%. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45. MAXIMUM DESIGN SLUMP SHALL BE 3 INCHES WITHOUT SUPER PLASTICIZERS. AGGREGATE SIZE SHALL BE 3/4 OF AN INCH WITH A DESIGNATION OF 4S PER ASTM C33.
3. WELDED WIRE FABRIC SHALL BE GALVANIZED AND COMPLY WITH ASTM A185.
4. REINFORCING STEEL BARS SHALL BE GRADE 60 PER ASTM A615.
5. MIX DESIGNS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. SUBMIT MIX DESIGN TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. THE OWNER'S REPRESENTATIVE MAY REJECT DESIGN MIX FOR NON-COMPLIANCE. RE-SUBMIT DESIGN MIX UNTIL DESIGN PROFESSIONAL APPROVES.
6. MOIST CURE ALL CONCRETE WORK AND COMMENCE MOIST CURING AS SOON AS FINISHES WILL NOT BE MARRED. INSULATING BLANKETS WATERPROOFED KRAFT PAPER, OR POLYETHYLENE FILM AS PER ASTM C-171 SHALL BE USED TO KEEP THE CONCRETE CONTINUOUSLY MOIST DURING THE CURING PROCESS.
7. CONCRETE WALKING SURFACES INCLUDING RAMPS SHALL HAVE A NON-SLIP FINISH LIGHT BROOM FINISH PEREPENDICULAR TO SLOPE. JOINTS AND PERIMETER EDGES SHALL BE TOOLED FIRST AND THEN CONCRETE SURFACE SWEPT FOR NON-SLIP FINISH TO ELIMINATE "WINDOW PANE" LOOK. "WINDOW PANE" CONCRETE FINISH WILL NOT BE ACCEPTED.
8. EXPANSION JOINT MATERIAL SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 SECTION 705.1
9. EXPANSION JOINTS SHALL BE CAULKED AND SEALED WITH AN ELASTOMERIC, SINGLE COMPONENT, SELF LEVELING, NON-BUBBLING POLYURETHANE SEALANT, SUCH AS W.R. MEADOWS POURTHANE SL, SIKAFLEX SLI, OR APPROVED EQUAL. PROVIDE DESIGNER WITH CHOICE OF SEALANT COLORS TO SELECT FROM.
10. CONCRETE SHALL BE PLACED ON A MINIMUM OF 6 INCHES OF COMPACTED CRUSHED WASHED AGGREGATE (NO. 57 OR 3/4 INCH CLEAN) PLACED ON COMPACTED SUBGRADE. SUBGRADE SHALL BE NON-YIELDING.

## ASPHALT PAVING NOTES:

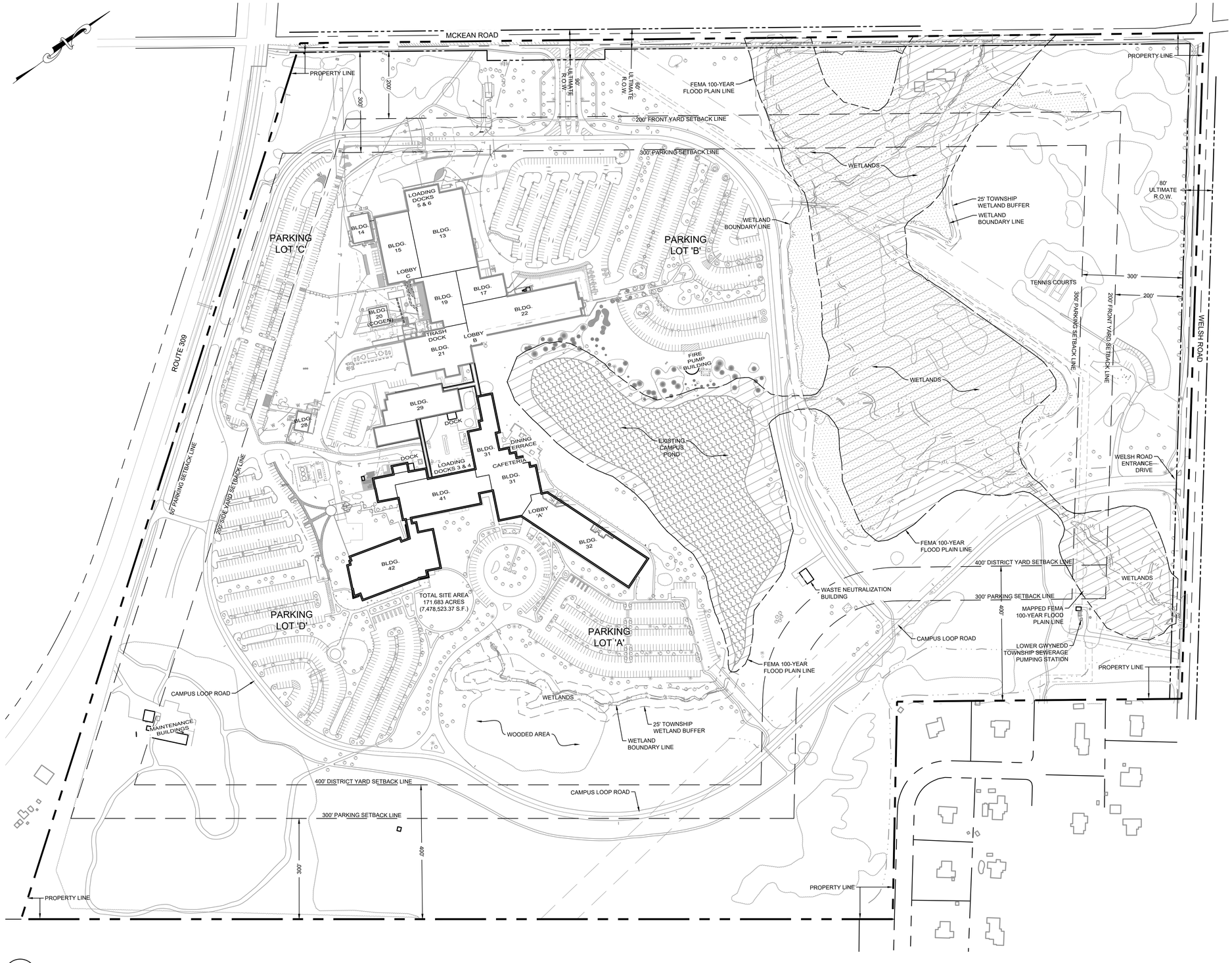
1. COMPLY WITH APPLICABLE SECTIONS AND PROVISIONS OF THE STANDARD SPECIFICATION OF PAVEMENT CONSTRUCTION PER PENNDOT PUBLICATION 408. BITUMINOUS MATERIALS SHALL BE APPLIED WHEN THE SURFACE IS DRY, FIRM AND CURED, AND OTHERWISE ACCEPTABLE.
2. CONTINUITY: NEW PAVING SHALL BE OF LIKE COMPOSITION OF INGREDIENTS FOR UNIFORMITY AND THICKNESS AND SHALL MATCH THE FINISH OF EXISTING ASPHALT PAVING.
3. PERFORM THE WORK WITHOUT STAINING OR INJURY TO OTHER PERMANENT WORK, INCLUDING CURBS AND SIDEWALKS.
4. WHERE NEW PAVING MEETS EXISTING, CUT EXISTING PAVING AS REQUIRED WITH A POWER SAW TO CLEAN STRAIGHT LINES WITH VERTICAL EDGES. CUT THE EXISTING PAVEMENT TO ALLOW AN OVERLAP OF ONE FOOT OF NEW WEARING COURSE OVER THE EXISTING BINDER COURSE ALONG THE CONTINUOUS EDGES OF THE TRENCH.
5. APPLY PRIMER OF TACK COAT TO ALL EXPOSED SURFACES OF EXISTING WEARING AND BINDER COURSES.
6. SEAL PAVEMENT JOINTS AND ALONG PAVEMENT/CURB INTERFACE WITH PG64-22 HOT BITUMINOUS JOINT SEAL.
7. INSTALL SUPPORT GEOTEXTILE FABRIC OVER JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. THE NEW PAVING SHALL PROVIDE A SMOOTH TRANSITION TO EXISTING PAVING WITHOUT ABRUPT CHANGE IN GRADE. MAINTAIN POSITIVE DRAINAGE AND ELIMINATE LOW SPOTS.

## SITE UTILITY NOTES:

1. ADJUST MANHOLE AND INLET GRATE ELEVATIONS TO MATCH NEW OR EXISTING GRADES.
2. ADJUST MANHOLE AND INLET GRATE TO SLOPE AND DIRECTION OF SLOPE.
3. PIPE SLOPES ARE APPROXIMATE; CONTRACTOR SHALL USE INVERTS TO INSTALL GRAVITY LINES.
4. REFER TO MECHANICAL/PLUMBING/ELECTRICAL PLANS (BY OTHERS) FOR LOCATION AND CONNECTION OF DOMESTIC/FIRE WATER SERVICES, NATURAL GAS SERVICES, AND ELECTRICAL SERVICES. (IF APPLICABLE)
5. THE ELECTRICAL CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION OF UNDERGROUND CONDUITS SO CONDUITS DO NOT CONFLICT WITH LANDSCAPE PLANTINGS AND TREES.
6. INSTALL AND JOIN PIPE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PIPE SHALL BE LAID TRUE TO LINE AND MADE WITH UNIFORM BEARING UNDER THE FULL LENGTH OF THE BARREL OF THE PIPE. PIPE LAYING SHALL PROCEED UPGRADE.
7. VERIFY ELEVATIONS OF EXISTING UTILITIES. NOTIFY DESIGN PROFESSIONAL OF ANY DEVIATIONS FROM WHAT IS INDICATED ON THE PLAN.
8. VERIFY ELEVATIONS OF EXISTING UTILITIES AT PROPOSED CONNECTION POINTS. NOTIFY DESIGN PROFESSIONAL OF ANY DEVIATIONS FROM WHAT IS INDICATED ON THE PLAN.
9. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH PUBLIC UTILITIES/SERVICE PROVIDERS AS REQUIRED. CONTRACTOR SHALL CONFORM TO THE STANDARDS OF THE RESPECTIVE PUBLIC UTILITIES/SERVICE PROVIDERS.
10. CONTRACTOR SHALL COORDINATE UTILITY INSTALLATION WITH APPROVED EROSION AND SEDIMENT CONTROL PLANS, SEQUENCE, NOTES, AND DETAILS.
11. CONTRACTOR SHALL COORDINATE SITE UTILITY INSTALLATION WITH UTILITY CONNECTIONS TO THE PROPOSED STRUCTURE.
12. COORDINATE UTILITY SHUTDOWNS WITH THE OWNER AND/OR PUBLIC UTILITY/SERVICE PROVIDER. PROVIDE A MINIMUM OF 7 DAYS NOTICE OR GREATER IF REQUIRED BY THE OWNER OR PUBLIC UTILITY/SERVICE PROVIDERS.
13. CONTRACTOR SHALL CONFORM TO THE STANDARDS OF THE RESPECTIVE PUBLIC UTILITIES/SERVICE PROVIDERS.
14. ENSURE FIRE HYDRANT(S) ARE ORIENTED SO THE MAIN NOZZLE FACES ADJACENT TO THE ROADWAY OR PARKING LOT. FINAL LOCATION OF THE FIRE HYDRANT(S) SHALL BE APPROVED BY THE FIRE MARSHALL.
15. ALL PRESSURIZED PIPING SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED AT BENDS, JOINTS, AND/OR CONNECTIONS AS SPECIFIED.

## LANDSCAPE PLANTING NOTES:

1. PLANTING PLAN(S) ARE TO BE USED FOR LANDSCAPE PLANTING ONLY.
2. SEED ALL DISTURBED AREAS NOT SCHEDULED FOR PLANTINGS, SODDING, STONE, GROUNDCOVER, AND/OR OTHER PAVING WITH LAWN MIXTURE AS SPECIFIED IN THE SPECIFICATIONS.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF ALL OTHER CONTRACTORS/TRADES.
4. PROTECT EXISTING T




1 C-10-01 OVERALL EXISTING FEATURES PLAN

1" = 120'

## EXISTING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SPOT ELEVATION
- TREE LINE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- SETBACK LINE
- GUIDE RAIL
- ELECTRIC LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY LINE
- SANITARY LATERAL
- STORM LINE
- TELEPHONE LINE
- WATER LINE
- WATER LATERAL
- EXISTING EASEMENT
- CONCRETE MONUMENT FND
- IRON PIN FOUND
- BOLLARD
- DETECTABLE WARNING SURFACE
- SANITARY MANHOLE
- CLEAN OUT
- STORM INLET
- STORM MANHOLE
- GAS MANHOLE
- GAS VALVE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- MONITORING WELL
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- GUY
- MAILBOX
- LIGHT STANDARD
- CONIFER TREE
- DECIDUOUS TREE
- TREE STUMP
- PIERS

## GENERAL NOTES:

NOT FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

Locations of existing underground utilities/facilities shown hereon have been developed from records, field markouts by utility owners, and/or above-ground observation of the site. No excavations were performed in the preparation of these drawings; therefore all utilities shown should be considered approximate in location, depth, and size. The potential exists for other underground utilities/facilities to be present which are not shown on the drawings. Only the visible locations of underground utilities/facilities at the time of field survey shall be considered true and accurate. Completeness or accuracy of underground utilities/facilities are not guaranteed by Gilmore & Associates Inc.

All contractors working on this project shall verify location and depth of all underground utilities/facilities prior to start of work and shall comply with the requirements of P.L. 852, No. 287 December 10, 1974 as last amended on October 9, 2008, Pennsylvania Act 121. Gilmore & Associates inc. has obtained a pa-one call serial number as noted hereon for design purposes only.

## PLAN PREPARER:

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Seals:

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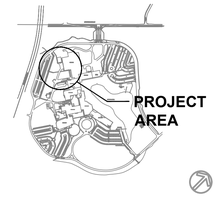
| VENDOR PROJ. NO. | | |
|---|---|---|
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
| E | 17JUL2025 | ISSUE FOR BID - STRUCTURAL |
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |
| NO. | DATE | ISSUE/REVISON DESCRIPTION |
| ISSUES/REVISIONS | | |

KEY PLAN




Johnson&Johnson Innovative Medicine

1400 McKean Road
Spring House, PA 19002
215-628-5000

| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 25001900 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

## OVERALL EXISTING FEATURES PLAN

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | C-10-01 | I |
| | SHEET NO. 3 OF 32 | |
| LIFECYCLE STATE: N/A | | SCALE: 1"=120' |

SCALE 1"=120': 120 0 120 240 IN FEET

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SERIAL NO. 20250551712

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

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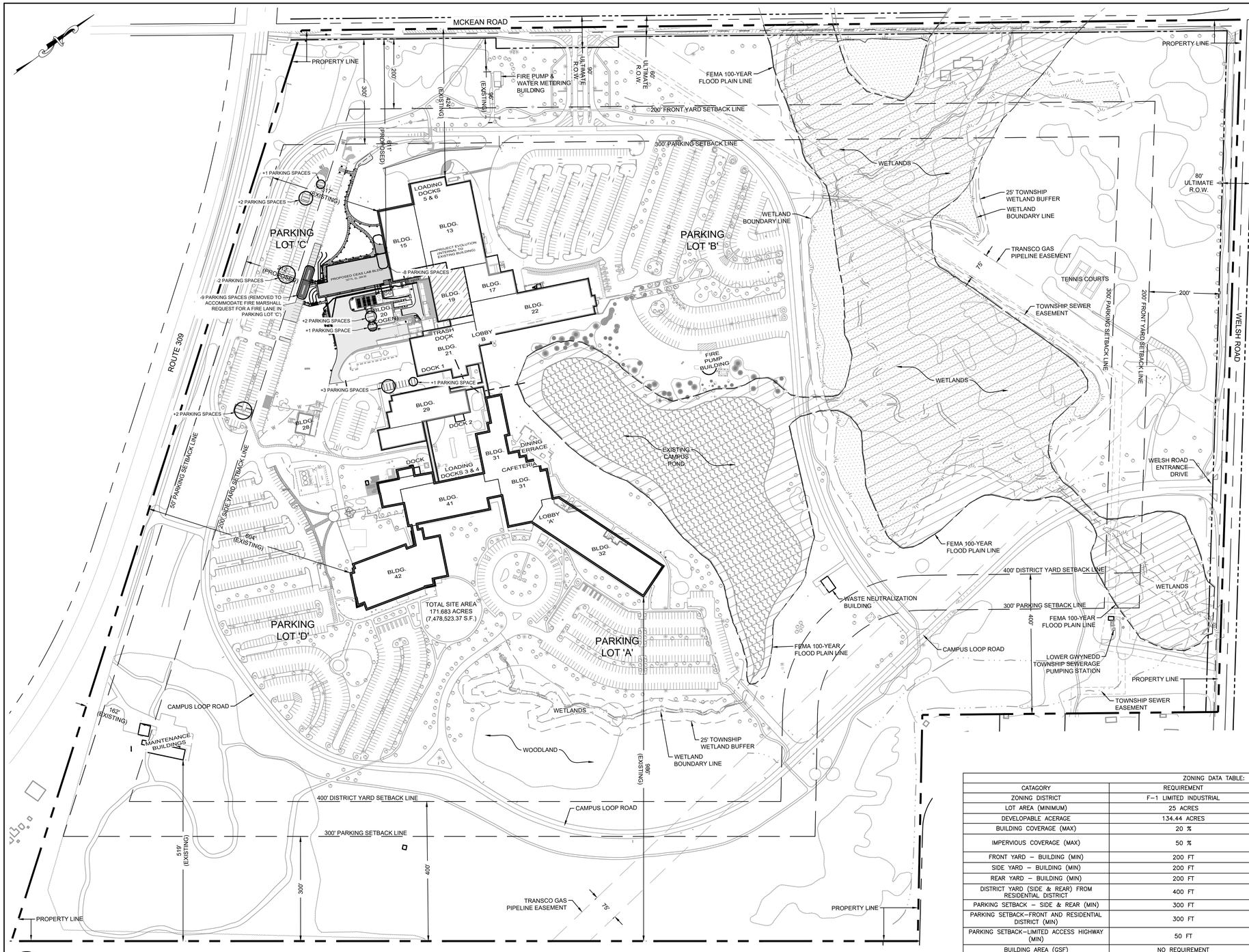


1 C-10-02 OVERALL SITE RECORD DEVELOPMENT PLAN

1" = 120'

## WAIVER REQUESTS

**Subdivision and Land Development Ordinance**

**SALDO Section:** **Summary of Requirement:**

1241.401(n): Storm sewer pipes shall be reinforced pipe or high-density polyethylene pipe (HDPE) and have a minimum inside diameter of 18 inches.

Justification: Applicant requests a waiver to allow an HDPE pipe with a 12-inch inside diameter. The justification is that the contributing drainage areas are small enough that a 12-inch diameter pipe has adequate capacity to safely convey the 100-year storm peak flow rate per Code Section 1241.401(r).

1230.46(h): Curbs or tire stops shall be designed for the protection of planting strips and to prevent overhanging of pedestrian walks. Curbs shall be designed to accommodate handicapped persons.

Justification: Applicant requests a waiver to allow no curbing or tire stops along the planting strips in existing parking lot C in order to match the current condition of the existing parking lots.

1230.45 (b): The minimum width of all pedestrian trails shall be eight feet.

Justification: Applicant requests a waiver to use a 6-foot wide pedestrian trail to match the campus' standard trail width.

1230.41 (g): If a vehicle parking area contains space allocation for more than 10 vehicles, a landscape strip having a width of at least 10 feet shall be required for at least every 10 vehicle spaces. In addition to these requirements, a minimum of 10% of any parking area in excess of 2,000 square feet in gross area shall be devoted to landscaping, inclusive of trees required under this section.

Justification: Applicant requests a waiver from providing a 10-foot landscape strip for every 10 parking spaces since there is an existing 10-foot wide grass strip in parking lot C.

1230.37 (i): The proposed asphalt materials and thicknesses should be revised in accordance with SLDO Section 1230.37.i. paving standards table below.

Justification: The applicant requests a waiver to provide the proposed pavement thicknesses in the table to the right that were based on a geotechnical engineering evaluation of site soils.

1230.40 (a): A traffic impact study shall be submitted as part of the preliminary plan application for all zoning changes and subdivisions and land developments that meet one or more of the following criteria:

Commercial/office: a commercial or office building or buildings consisting of 15,000 square feet or more of gross floor space (total floor area on all floors within the exterior walls of the building).

Institutional: any medical, educational or institutional development consisting of 15,000 square feet or more of gross floor area.

Justification: The applicant requests a waiver to provide a traffic impact study since this project is not anticipated to increase flows in and out of the site. This lab / office expansion will be serving current users of the site.

ZONING DATA TABLE:

| CATAGORY | REQUIREMENT | EXISTING | PROPOSED PROJECT | NEW TOTAL |
|---|---|---|---|---|
| ZONING DISTRICT | F-1 LIMITED INDUSTRIAL | F-1 | F-1 | F-1 |
| LOT AREA (MINIMUM) | 25 ACRES | 171.68 ACRES | 171.68 ACRES | 171.68 ACRES |
| DEVELOPABLE ACERAGE | 134.44 ACRES | 134.44 ACRES | 134.44 ACRES | 134.44 ACRES |
| BUILDING COVERAGE (MAX) | 20 % | 6.19% (8.32 AC) | 0.28% (0.38 AC) | 6.47% (8.70 AC) |
| IMPERVIOUS COVERAGE (MAX) | 50 % | 28.98% (38.96 AC) | +0.42% / 0.57 AC (24,940 SF) | 29.40% (39.53 AC) |
| FRONT YARD - BUILDING (MIN) | 200 FT | 95 FT (NOTE 1) | NOT APPLICABLE | 95 FT (NOTE 1) |
| SIDE YARD - BUILDING (MIN) | 200 FT | 985 FT | NOT APPLICABLE | 985 FT |
| REAR YARD - BUILDING (MIN) | 200 FT | 161 FT | NOT APPLICABLE | 161 FT |
| DISTRICT YARD (SIDE & REAR) FROM RESIDENTIAL DISTRICT | 400 FT | 948 FT | NOT APPLICABLE | 948 FT |
| PARKING SETBACK - SIDE & REAR (MIN) | 300 FT | 540 FT | 1,878.25 FT | 540 FT |
| PARKING SETBACK-FRONT AND RESIDENTIAL DISTRICT (MIN) | 300 FT | 294 FT | 353 FT | 294 FT |
| PARKING SETBACK-LIMITED ACCESS HIGHWAY (MIN) | 50 FT | 71.19 FT | 102 FT | 71.19 FT |
| BUILDING AREA (GSF) | NO REQUIREMENT | 928,733 SF | 41,955 SF | 970,688 SF |
| BUILDING HEIGHT (MAX) | 60 FT + 10 FT (EQUIP) | 60 + 10 FT | 56 FT | 60 + 10 FT |
| TOTAL NUMBER OF SPACES BEING REMOVED | NO REQUIREMENT | ---------- | 19 | ---------- |
| TOTAL PARKING SPACES BEING CONSTRUCTED | NO REQUIREMENT | ---------- | 12 | ---------- |
| REQUIRED PARKING BY BUILDING AREA PER USE (MIN) | LABORATORY OR INDUSTRIAL ESTABLISHMENT = 1 SPACE PER 1,000SF OF FLOOR AREA = 929 SPACES REQUIRED | 2,096 SPACES | -7 | 2,089 SPACES |
| REQUIRED PARKING BY EMPLOYEE COUNT (MIN) | LABORATORY OR INDUSTRIAL ESTABLISHMENT = 1 SPACE PER FOR EACH EMPLOYEE ON 2 LARGEST SHIFTS = 2,074 SPACES REQUIRED | 2,096 SPACES | -7 | 2,089 SPACES |
| ADA ACCESSIBLE PARKING | TOTAL PARKING = 1001 SPACES AND OVER: 20 + 1 FOR ADDITIONAL 100 SPACES OR FRACTION THERE OF OVER 1,000. 2,096 TOTAL SPACES = 31 HC SPACES REQUIRED | 36 | 1 | 37 SPACES |

| Street | Prepared Subgrade | Subbase | Base Course | Binder Course | Surface (Wearing) Course |
|---|---|---|---|---|---|
| Roadway | Yes | 8 Inches | 4-1/2 Inches of Superpave Material (25mm, PG 64-22) | 3 Inches of Superpave Material (25mm, PG 64-22) | 1-1/2 Inches of Superpave Material (25mm, PG 64-22) |
| Parking | Yes | 6 Inches | 4-1/2 Inches of Superpave Material (25mm, PG 64-22) | N/A | 1-1/2 Inches of Superpave Material (25mm, PG 64-22) |

| | |
|---|---|
| **TOTAL AREA:** | **171.68 AC.** |
| **UNDEVELOPABLE AREA:** | **37.24 AC.** |
| **REMAINING AREA:** | **134.44 AC.** |

SCALE 1"=120': 120 0 120 240 (IN FEET)

### OWNERS CERTIFICATE

I, _____ HAVING THE TITLE OF _____ AND BEING AUTHORIZED TO ACT ON THE BEHALF OF ORTHO-MCNEIL PHARMACEUTICAL INC., HEREBY CERTIFY THAT ORTHO-MCNEIL PHARMACEUTICAL INC. IS THE OWNER OF THE LAND HEREIN SUBDIVIDED/DEVELOPED AND CONSENTS TO THE APPROVAL OF THIS PLAN THAT HAS BEEN GRANTED AND DESIRES THE SAME TO BE RECORDED.

OWNER: ORTHO-MCNEIL PHARMACEUTICAL INC.

BY: _____

TITLE: _____

DATE SIGNED: _____

### COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE _____ OF ORTHO-MCNEIL PHARMACEUTICAL INC., AND AS SUCH AUTHORIZED REPRESENTATIVE, EXECUTED THE WITHIN INSTRUMENT ON THE ENTITY'S BEHALF FOR THE PURPOSES CONTAINED WITHIN, AND ACKNOWLEDGED THAT SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES ON: _____

### BOARD OF SUPERVISORS

APPROVED ON THIS, THE _____ DAY OF _____, 20__ , BY THE BOARD OF SUPERVISORS OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA.

ATTEST: _____ DATE SIGNED: _____
SIGNATURE, CHAIRMAN

_____ DATE SIGNED: _____
SIGNATURE, SECRETARY

### TOWNSHIP ENGINEER

REVIEWED BY THE TOWNSHIP ENGINEER OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA

ATTEST: _____ DATE SIGNED: _____
TOWNSHIP ENGINEER

### PLANNING COMMISSION

REVIEWED THIS, THE _____ DAY OF _____, 20__ , BY THE PLANNING COMMISSION OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA.

ATTEST: _____ DATE SIGNED: _____
SIGNATURE, CHAIRMAN

### RECORDED OF DEEDS

RECORDED IN THE MONTGOMERY COUNTY COURTHOUSE THIS _____ DAY OF _____, 20__ , IN PLSN BOOK _____, PAGE _____.

RECORDER OF DEEDS: _____

MCPC NO.: _____ TOWNSHIP FILE NO.: _____

**PROCESSED** AND **REVIEWED**. A REPORT HAD BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE: _____

_____ FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION

### OWNERS CERTIFICATE

THE LANDOWNER ACKNOWLEDGES THAT STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE TOWNSHIP.

LANDOWNER: _____ DATE SIGNED: _____

ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE TOWNSHIP, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE TOWNSHIP AND MONTGOMERY COUNTY CONSERVATION DISTRICT FOR APPROVAL IF APPLICABLE

APPLICANT: _____

DATE SIGNED: _____

I, _____, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS AND THIS ORDINANCE. ON THIS DATE,

DESIGN ENGINEER: _____

DATE: _____

## GENERAL NOTES:

NOT FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

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PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

kselger@gilmore-assoc.com
267-274-2334

jkelley@gilmore-assoc.com
267-314-8505

GILMORE & ASSOCIATES, INC.
Engineering & Consulting Services
Civil Engineer/Landscape Architect
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


| | | |
|---|---|---|
| VENDOR PROJ. NO. | | |
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
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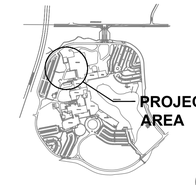
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |
| NO. | DATE | ISSUE/REVISON DESCRIPTION |

ISSUES/REVISIONS

KEY PLAN




Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

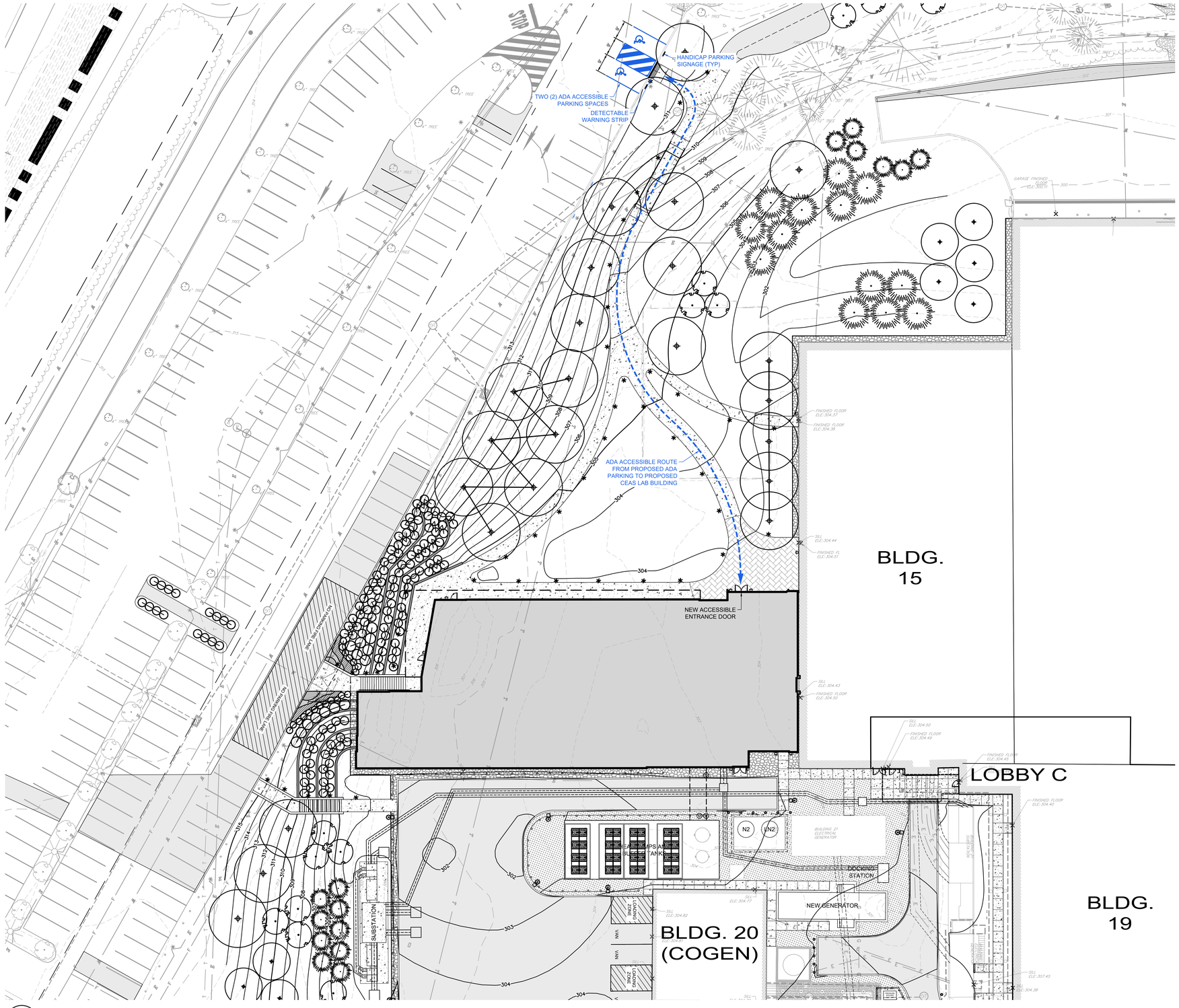
| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

OVERALL SITE RECORD PLAN

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | C-10-02 | I |
| | SHEET NO. 4 OF 32 | |

LIFECYCLE STATE: N/A SCALE: 1"=120'




1 CI-10-03 ADA ACCESSIBILITY PLAN PLAN

1" = 20'

## EXISTING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SPOT ELEVATION
- TREE LINE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- SETBACK LINE
- GUIDE RAIL
- ELECTRIC LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
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- GUY
- MAILBOX
- LIGHT STANDARD
- CONIFER TREE
- DECIDUOUS TREE
- TREE STUMP
- PIERS

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SERIAL NO. 20250551712

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SCALE 20 0 20 40 IN 1"=20' FEET

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1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

COMMONWEALTH OF PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT REGISTRATION NUMBER LA002483

kselger@gilmore-assoc.com
267-274-2234

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Grey J. Kelley ENGINEER E092488

jkelley@gilmore-assoc.com
267-314-6505

GILMORE & ASSOCIATES, INC. Engineering & Consulting Services
Civil Engineer/Landscape Architect
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


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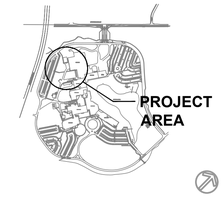
ISSUES/REVISIONS

KEY PLAN

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215-628-5000

| | |
|---|---|
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| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |

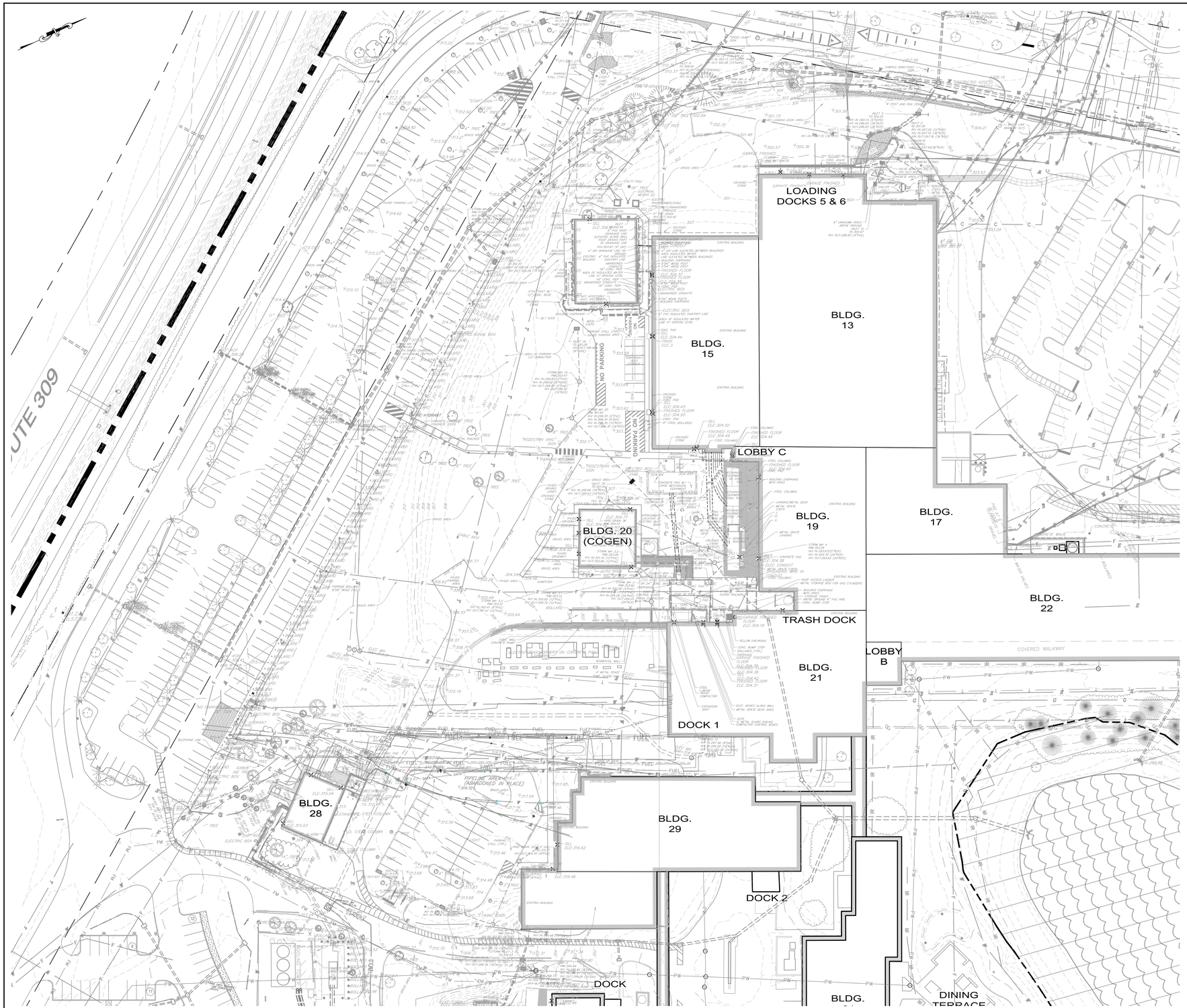
| PROJECT NUMBER: | PROJECT NAME: |
|---|---|
| 2500190 | CEAS Lab Building / Project Evolution |

DRAWING TITLE

ADA ACCESSIBILITY PLAN

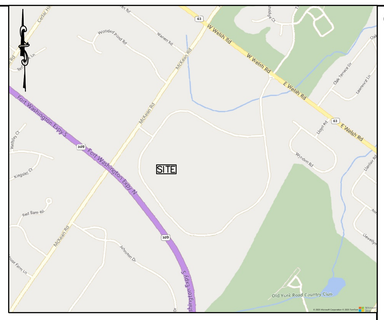
| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | C-10-03 | I |
| | SHEET NO. 5 OF 32 | |

LIFECYCLE STATE: N/A SCALE: 1"=20'




1 RC-10-01 — SITE EXISTING FEATURES PLAN — PLAN

1" = 40'




LOCATION MAP

1000 0 1000 2000 SCALE IN FEET

SCALE: 1"=1000'

## EXISTING LEGEND

| | |
|---|---|
| EXISTING MAJOR CONTOURS | DETECTABLE WARNING SURFACE |
| EXISTING MINOR CONTOURS | SANITARY MANHOLE |
| 225.0 EXISTING SPOT ELEVATION | CLEAN OUT |
| TREE LINE | STORM INLET |
| LEGAL RIGHT-OF-WAY | STORM MANHOLE |
| ULTIMATE RIGHT-OF-WAY | GAS MANHOLE |
| SETBACK LINE | GAS VALVE |
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| E ELECTRIC LINE | WATER VALVE |
| G GAS LINE | FIRE HYDRANT |
| OE OVERHEAD ELECTRIC LINE | MONITORING WELL |
| OT OVERHEAD TELEPHONE LINE | ELECTRIC METER |
| S SANITARY LINE | ELECTRIC MANHOLE |
| SANITARY LATERAL | TELEPHONE MANHOLE |
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| T TELEPHONE LINE | GUY |
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| EXISTING EASEMENT | CONIFER TREE |
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GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA–ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.

40 0 40 80 SCALE IN FEET 1"=40'

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**PA ONE-CALL SERIAL NUMBER: 20250551712**

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PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT VEGETATION NUMBER 002685

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267-274-2234

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Grey J. Kelley ENGINEER PE092188

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| NO. | DATE | ISSUE/REVISON DESCRIPTION |
|---|---|---|
| VENDOR PROJ. NO. | | |
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
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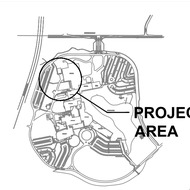
| A | 03APR2025 | ISSUED FOR 50% BOD |

ISSUES/REVISIONS

KEY PLAN




Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

SITE EXISTING FEATURES PLAN

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | RC-10-01 | I |
| | SHEET NO. 6 OF 32 | |
| LIFECYCLE STATE: N/A | | SCALE: 1"=40' |

1 CD-10-01 SITE DEMOLITION PLAN

1" = 40'

## EXISTING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SPOT ELEVATION
- TREE LINE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- SETBACK LINE
- GUIDE RAIL
- ELECTRIC LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY LINE
- SANITARY LATERAL
- STORM LINE
- TELEPHONE LINE
- WATER LINE
- WATER LATERAL
- EXISTING EASEMENT
- CONCRETE MONUMENT FND
- IRON PIN FOUND
- BOLLARD
- DETECTABLE WARNING SURFACE
- SANITARY MANHOLE
- CLEAN OUT
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- FIRE HYDRANT
- MONITORING WELL
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- GUY
- MAILBOX
- LIGHT STANDARD
- CONIFER TREE
- DECIDUOUS TREE
- TREE STUMP
- PIERS

## DEMOLITION LEGEND

- EXISTING PAVING TO BE REMOVED
- SAWCUT LINE
- EXISTING TREE TO BE REMOVED
- PROJECT LIMIT / DIVISION LINE
- EXISTING CONCRETE CURB TO BE REMOVED

## DEMOLITION PLAN KEY NOTES

1. REMOVE EXISTING TREE, GRUB AND REMOVE STUMP AND ROOT MAT
2. SAWCUT AND REMOVE EXISTING ASPHALT / CONCRETE PAVING
3. REMOVE EXISTING LIGHTS, FOUNDATIONS, WIRING, AND CONDUIT
4. REMOVE EXISTING STEEL RAILING
5. REMOVE EXISTING STORM SEWER PIPING
6. REMOVE EXISTING STORM MANHOLE
7. REMOVE EXISTING INLET
8. REMOVE EXISTING BUILDING
9. REMOVE EXISTING RIVER ROCK STONE
10. REMOVE EXISTING WOODEN DECK / STEPS
11. REMOVE EXISTING ELECTRICAL EQUIPMENT AND CONCRETE PADS
12. REMOVE EXISTING PARKING LOT LINE STRIPING
13. REMOVE EXISTING CONCRETE BOLLARDS
14. REMOVE EXISTING STORAGE / COLD BOX
15. REMOVE EXISTING SIGN
16. REMOVE EXISTING WOODEN POSTS / BOLLARDS
17. EXISTING SECTION OF STORM SEWER PIPING TO REMAIN ADJACENT / BELOW EXISTING ELECTRICAL GENERATOR PAD AND ELECTRIC DUCTBANK. CAP AND GROUT BOTH ENDS OF PIPE. VERIFY LOCATIONS IN FIELD
18. EXISTING BUILDING 21 GENERATOR TO REMAIN
19. EXISTING BUILDING 20 GENERATOR TO REMAIN
20. EXISTING BELOW GRADE ELECTRICAL DUCTBANKS / CONDUITS TO REMAIN
21. EXISTING NATURAL GAS SERVICE TO BE REMOVED AND RELOCATED TO RECONNECT FUEL SUPPLY TO EXISTING BUILDING 21 GENERATOR AND PROVIDE NEW FUEL FEED FOR PROPOSED NEW ELECTRICAL GENERATOR. COORDINATE RELOCATION / SHUTDOWN WITH OWNER. SEE ELECTRICAL AND PLUMBING PLANS FOR MORE INFORMATION.
22. REMOVE EXISTING STORM PIPING, INLET, AND HEADWALL. RECONNECT BUILDING ROOF DRAINS TO NEW DRAINAGE SYSTEM. SEE DRAINAGE PLANS.
23. REMOVE EXISTING CONCRETE CURB
24. REMOVE EXISTING FIRE HYDRANT

## GENERAL NOTES:

NOT FOR CONSTRUCTION

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West Mifflin, Pennsylvania
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811

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**PA ONE-CALL SERIAL NUMBER: 20250551712**

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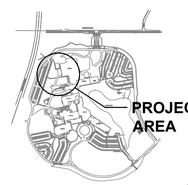
ISSUES/REVISIONS

KEY PLAN

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| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

SITE DEMOILITION PLAN

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CD-10-01 | I |
| | SHEET NO. 7 OF 32 | |
| LIFECYCLE STATE: N/A | | SCALE: 1"=40' |

SCALE IN 1"=40' FEET: 40 0 40 80

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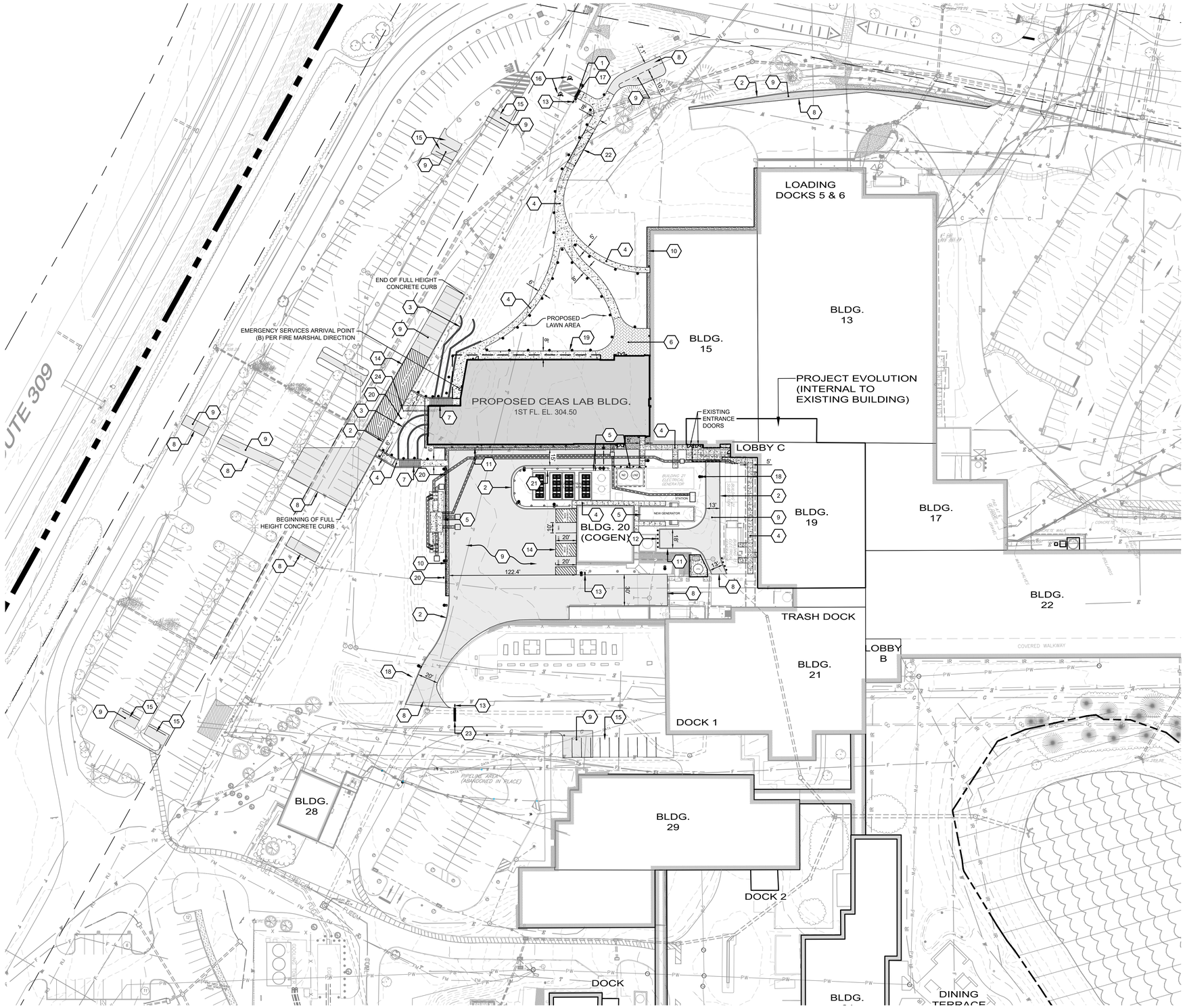


1 CI-10-01 SITE LAYOUT AND MATERIALS PLAN

PLAN

1" = 40'

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## EXISTING LEGEND

| | |
|---|---|
| EXISTING MAJOR CONTOURS | DETECTABLE WARNING SURFACE |
| EXISTING MINOR CONTOURS | SANITARY MANHOLE |
| 325.0 EXISTING SPOT ELEVATION | CLEAN OUT |
| TREE LINE | STORM INLET |
| LEGAL RIGHT-OF-WAY | STORM MANHOLE |
| ULTIMATE RIGHT-OF-WAY | GAS MANHOLE |
| SETBACK LINE | GAS VALVE |
| GUIDE RAIL | WATER MANHOLE |
| E ELECTRIC LINE | WATER VALVE |
| G GAS LINE | FIRE HYDRANT |
| OE OVERHEAD ELECTRIC LINE | MONITORING WELL |
| OT OVERHEAD TELEPHONE LINE | ELECTRIC METER |
| S SANITARY LINE | ELECTRIC MANHOLE |
| SL SANITARY LATERAL | TELEPHONE MANHOLE |
| STORM LINE | UTILITY POLE |
| T TELEPHONE LINE | GUY |
| W WATER LINE | MAILBOX |
| WL WATER LATERAL | LIGHT STANDARD |
| EXISTING EASEMENT | CONIFER TREE |
| CONCRETE MONUMENT FND | DECIDUOUS TREE |
| IRON PIN FOUND | TREE STUMP |
| BOLLARD | PIERS |

## LAYOUT LEGEND

| | |
|---|---|
| 1' | LINEAR DIMENSION |
| | PROJECT LIMIT / DIVISION LINE |

## MATERIALS LEGEND

| | |
|---|---|
| | FULL DEPTH ASPHALT PAVING |
| | CONCRETE PAVING |
| | STAMPED CONCRETE PAVING |
| | RIVER ROCK STONE |
| | CONCRETE CURB |
| | DEPRESSED CURB |
| | TIMBER GUARDRAIL |
| | 6" CONCRETE FILLED STEEL BOLLARD |
| | HANDICAP PARKING SPACE SYMBOL |
| | DIRECTIONAL SIGNAGE |
| | PARKING LOT LIGHT |
| | BOLLARD LIGHT |

## MATERIAL DETAIL KEY NOTES

| | |
|---|---|
| 1 | DEPRESSED CONCRETE CURB (DETAIL 8 / C-501) |
| 2 | 6" CONCRETE CURB (TYP) (DETAIL 8 / C-501) |
| 3 | PRE-CAST BLOCK RETAINING WALL (DETAIL 8 / C-503) |
| 4 | CONCRETE WALKWAY PAVEMENT (TYP) (DETAIL 4 / C-501) |
| 5 | CONCRETE EQUIPMENT PADS - SEE STRUCTURAL PLANS |
| 6 | STAMPED CONCRETE PAVEMENT (TYP) |
| 7 | CONCRETE STAIRS - SEE STRUCTURAL PLANS |
| 8 | NEW TO EXISTING ASPHALT PAVING (TYP) (DETAIL 3 / C-501) |
| 9 | FULL DEPTH ASPHALT PAVING (TYP) (DETAIL 1 / C-501) |
| 10 | RIVER ROCK STONE (TYP) |
| 11 | TIMBER GUIDERAIL W/ METAL BACKING (TYP) (DETAIL 6 / C-502) |
| 12 | 8" CONCRETE FILLED STEEL BOLLARD (TYP) (DETAIL 9 / C-501) |
| 13 | DIRECTIONAL SIGNAGE<br>ALL SIGNS TO CONFORM TO MUTCD LATEST VERSION<br>STOP SIGN (DETAIL 4 / C-502)<br>CAR / VAN HANDICAP SIGNS (TYP) (DETAIL 3 / C-502) |
| 14 | PAINTED "NO PARKING FIRE LANE" STRIPING |
| 15 | STANDARD PARKING STALL (TYP) (DETAIL 2 / C-502) |
| 16 | HANDICAP PARKING SYMBOL / STALL (TYP) (DETAIL 1 / C-502) |
| 17 | DETECTABLE WARNING STRIP (TYP) (DETAIL 7 / C-502) |
| 18 | PARKING LOT LIGHT (TYP) - SEE LIGHTING PLAN ON SHEET 28 |
| 19 | BOLLARD LIGHT (TYP) - SEE LIGHTING PLAN ON SHEET 28 |
| 20 | FIRE HYDRANT (TYP) - SEE UTILITY PLAN ON SHEET 22 |
| 21 | HORIZONTAL LOUVERED FENCE (DETAIL 5 / C-503) |
| 22 | RAMP RAILING AND EMBEDMENT (DETAILS 6 & 7 / C-503) |
| 23 | STOP BAR DETAIL (DETAIL 8 / C-503) |
| 24 | FIRE DEPARTMENT CONNECTION - SEE UTILITY PLAN ON SHEET 22 |

SCALE 1"=40' IN FEET: 40 0 40 80

## GENERAL NOTES:

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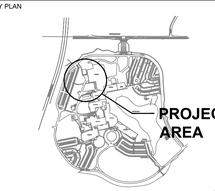


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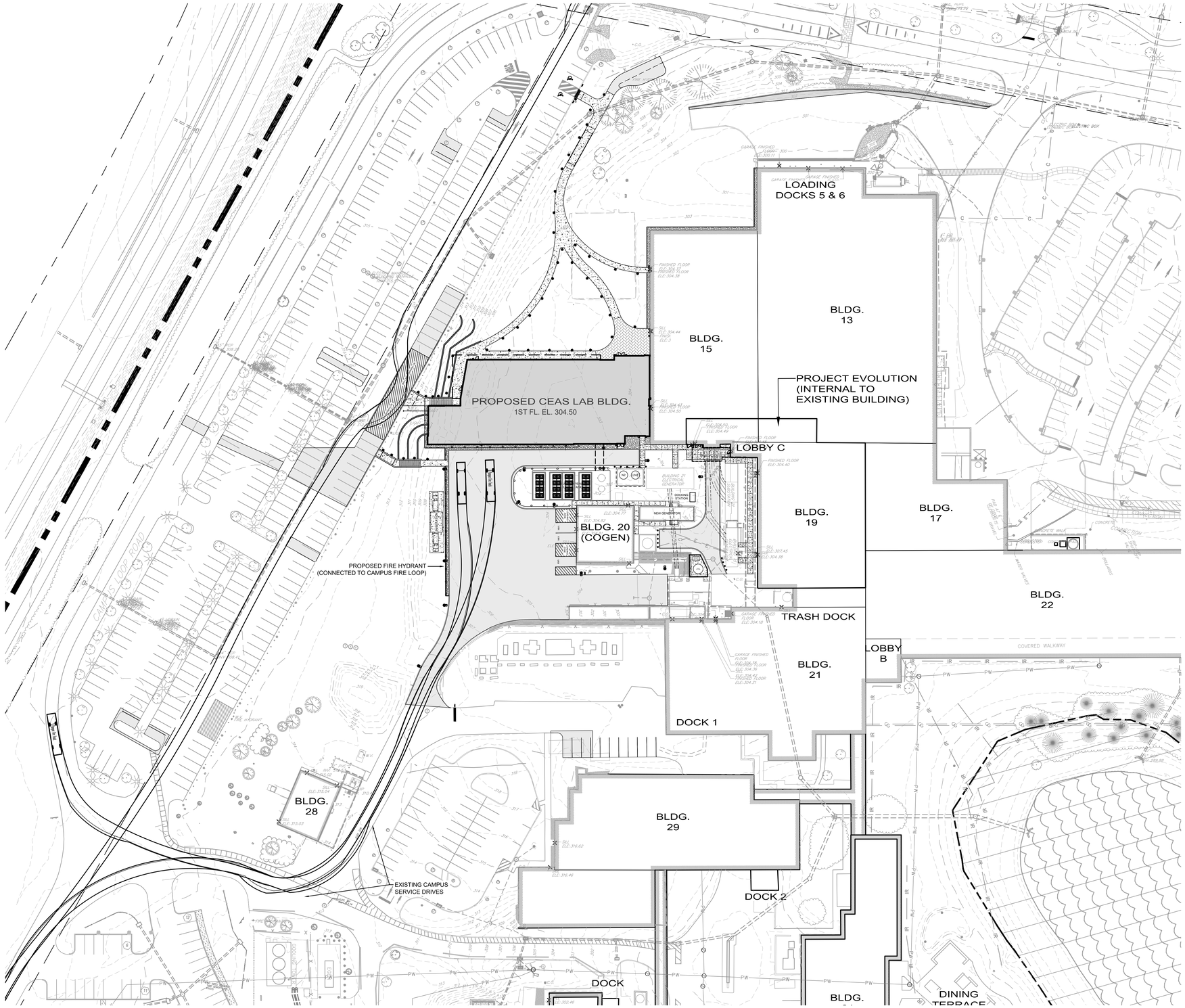
DRAWING TITLE

SITE LAYOUT AND MATERIALS PLAN

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CI-10-01 | I |
| | SHEET NO. 8 OF 32 | |
| LIFECYCLE STATE: N/A | SCALE: 1"=40' | |




1 CT-10-01 FIRE DEPARTMENT ACCESS TRUCK TURNING PLAN

PLAN

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SCALE 1"=40' — 40 0 40 80 IN FEET

## EXISTING LEGEND

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| EXISTING MINOR CONTOURS | SANITARY MANHOLE |
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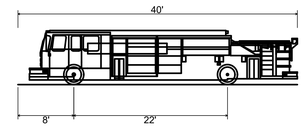
| OT OVERHEAD TELEPHONE LINE | ELECTRIC METER |
| S SANITARY LINE | ELECTRIC MANHOLE |
| SL–SL–SL–SL SANITARY LATERAL | TELEPHONE MANHOLE |
| STORM LINE | UTILITY POLE |
| T TELEPHONE LINE | GUY |
| W WATER LINE | MAILBOX |
| WL–WL–WL–WL WATER LATERAL | LIGHT STANDARD |
| EXISTING EASEMENT | CONIFER TREE |
| CONCRETE MONUMENT FND | DECIDUOUS TREE |
| IRON PIN FOUND | TREE STUMP |
| BOLLARD | PIERS |




| | |
|---|---|
| Overall Length | 40.00ft |
| Overall Width | 8.167ft |
| Overall Body Height | 7.745ft |
| Min Body Ground Clearance | 0.656ft |
| Track Width | 8.167ft |
| Lock-to-lock time | 5.00s |
| Max Wheel Angle | 45.00° |

PUMPER FIRE TRUCK
NTS

## GENERAL NOTES:

NOT FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

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PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

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PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT REGISTRATION NUMBER LA002455

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Corey J. Kelley ENGINEER PE092158

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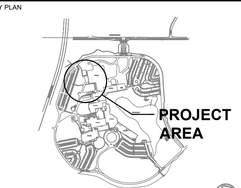
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


| NO. | DATE | ISSUE/REVISON DESCRIPTION |
|---|---|---|
| VENDOR PROJ. NO. | | |
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
| E | 17JUL2025 | ISSUE FOR BID - STRUCTURAL |
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |

ISSUES/REVISIONS

KEY PLAN



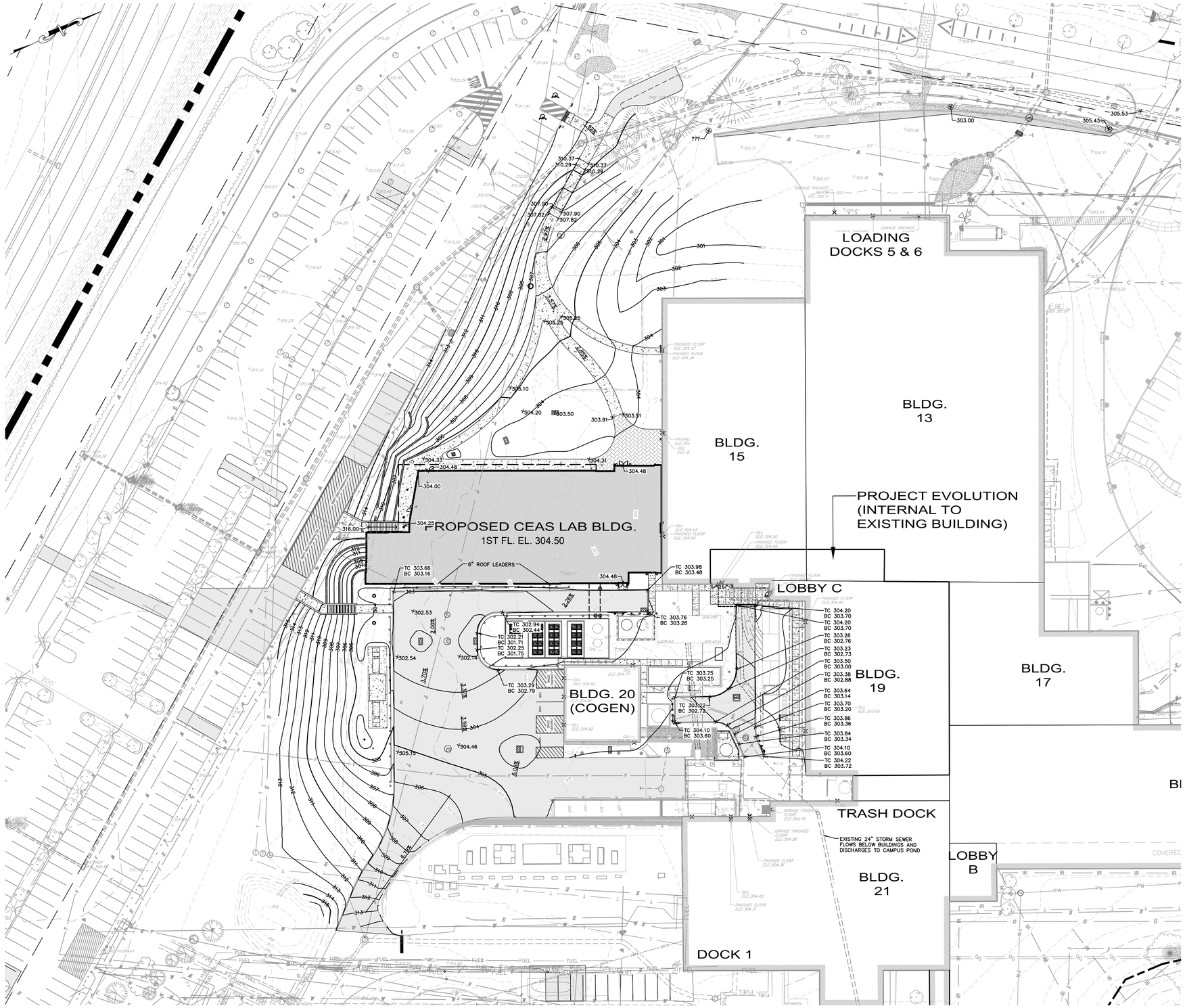

Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

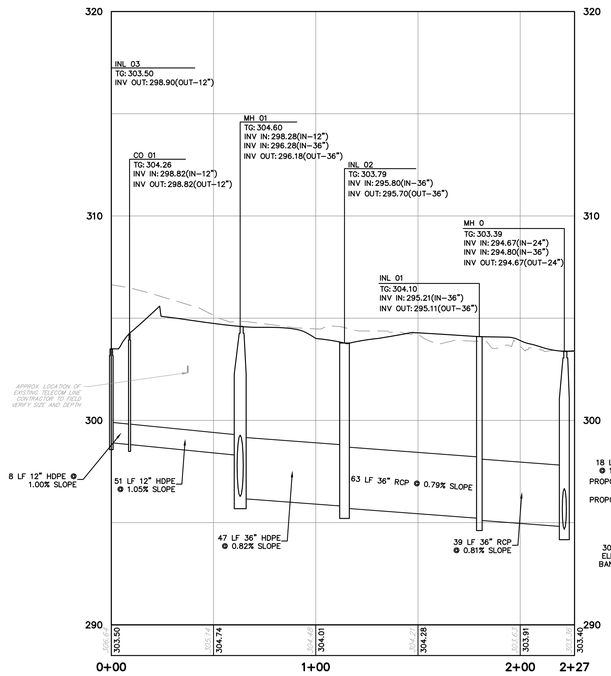
| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

TRUCK TURNING PLAN

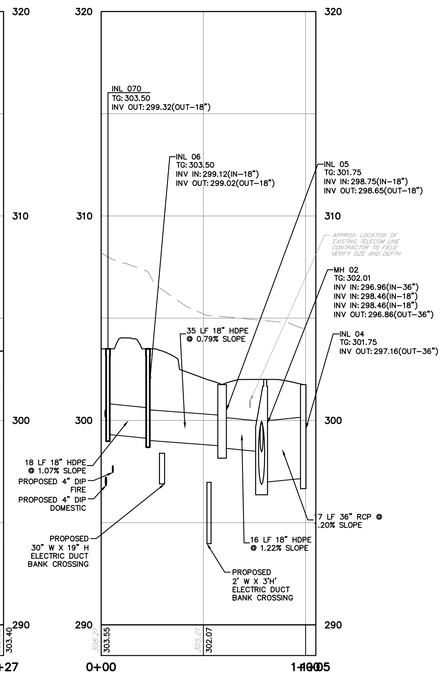
| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CT-10-01 | I |
| | SHEET NO. 9 OF 32 | |
| LIFECYCLE STATE: N/A | | SCALE: 1"=40' |


PROPOSED CEAS LAB BLDG.
1ST FL. EL. 304.50
LOADING DOCKS 5 & 6
BLDG. 13
BLDG. 15
PROJECT EVOLUTION (INTERNAL TO EXISTING BUILDING)
LOBBY C
BLDG. 20 (COGEN)
BLDG. 19
BLDG. 17
TRASH DOCK
EXISTING 24" STORM SEWER FLOWS BELOW BUILDINGS AND DISCHARGES TO CAMPUS POND
BLDG. 21
LOBBY B
DOCK 1
6" ROOF LEADERS
TC 303.66
BC 303.16
TC 303.98
BC 303.48
TC 304.20
BC 303.70
TC 304.20
BC 303.70
TC 303.26
BC 302.76
TC 303.23
BC 302.73
TC 303.50
BC 303.00
TC 303.38
BC 302.88
TC 303.64
BC 303.14
TC 303.70
BC 303.20
TC 303.86
BC 303.36
TC 303.84
BC 303.34
TC 304.10
BC 303.60
TC 304.22
BC 303.72
TC 303.76
BC 303.26
TC 303.75
BC 303.25
TC 303.22
BC 302.73
TC 304.10
BC 303.60
TC 303.29
BC 302.79
TC 302.94
BC 302.44
TC 302.21
BC 301.71
TC 302.25
BC 301.75
303.00
305.53
305.43
310.37
310.29
307.90
307.82
305.25
305.10
304.20
303.50
303.91
303.51
304.33
304.48
304.00
304.25
316.00
302.53
302.54
302.74
304.46
305.15
303.29
302.79
304.31
304.48
304.48
303.98
303.48
303.76
303.26
304.48
303.75
303.25
303.22
302.73
304.10
303.60
2.00%
3.00%
3.50%
5.00%
FINISHED FLOOR ELEV.304.37
FINISHED FLOOR ELEV.304.50
FINISHED FLOOR ELEV.304.43
FINISHED FLOOR ELEV.304.50
FINISHED FLOOR ELEV.304.45
FINISHED FLOOR ELEV.304.48
FINISHED FLOOR ELEV.304.45
FINISHED FLOOR ELEV.304.18
FINISHED FLOOR ELEV.304.38
FINISHED FLOOR ELEV.304.36
FINISHED FLOOR ELEV.304.37
SILL ELEV.304.62
SILL ELEV.304.92
SILL ELEV.304.45
SILL ELEV.304.42
GARAGE FINISHED FLOOR ELEV.300.71
GARAGE FINISHED FLOOR ELEV.303.43
GARAGE FINISHED FLOOR ELEV.303.29
GARAGE FINISHED FLOOR ELEV.303.29
GARAGE FINISHED FLOOR ELEV.303.29



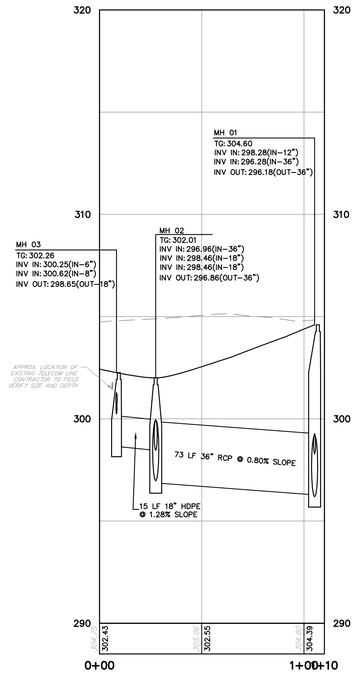

## INL 03 – MH 0

**STATION 0+00 TO 2+27**
SCALE: HORZ 1"=30'
VERT 1"=3'




## INL 070 – INL 04

**STATION 0+00 TO 1+05**
SCALE: HORZ 1"=30'
VERT 1"=3'




## MH 03 – MH 01

**STATION 0+00 TO 1+10**
SCALE: HORZ 1"=30'
VERT 1"=3'

NOT FOR CONSTRUCTION

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925 Irwin Run Road
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15122 – 1078

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**PA ONE-CALL SERIAL NUMBER: 20250551712**

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Seals:

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT
KEVIN M. SELGER
REGISTRATION NUMBER LA002685

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Trey J. Kelley
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Civil Engineer/Landscape Architect:
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www.gilmore-assoc.com


VENDOR PROJ. NO.
VENDOR DWG. NO.

| NO. | DATE | ISSUE/REVISON DESCRIPTION |
|---|---|---|
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
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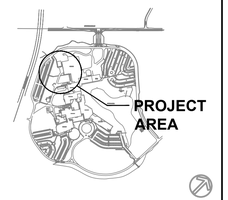
| A | 03APR2025 | ISSUED FOR 50% BOD |

ISSUES/REVISIONS

KEY PLAN

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| | |
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| TAX MAP PARCEL NUMBER: | 39-019-001 |
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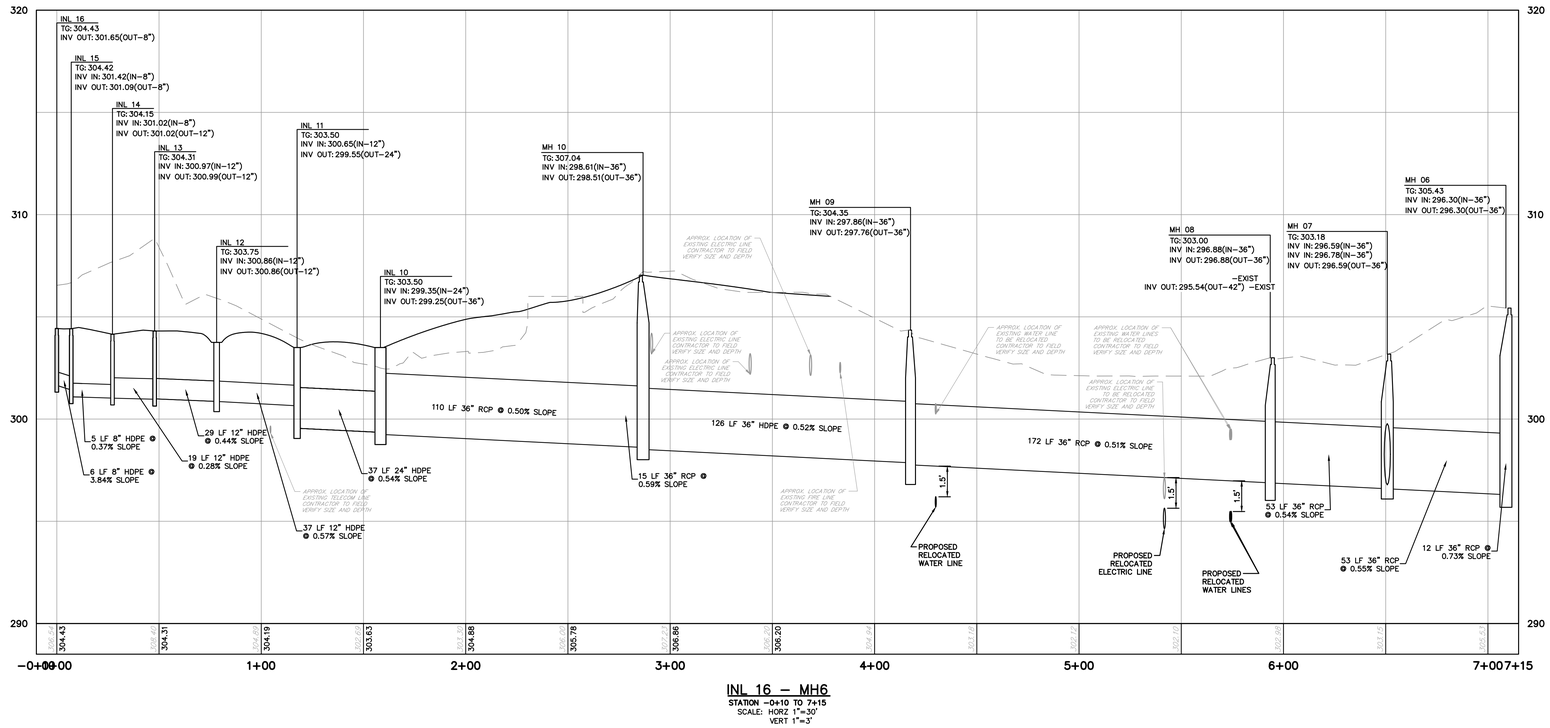
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

# STORMWATER PROFILES ONE

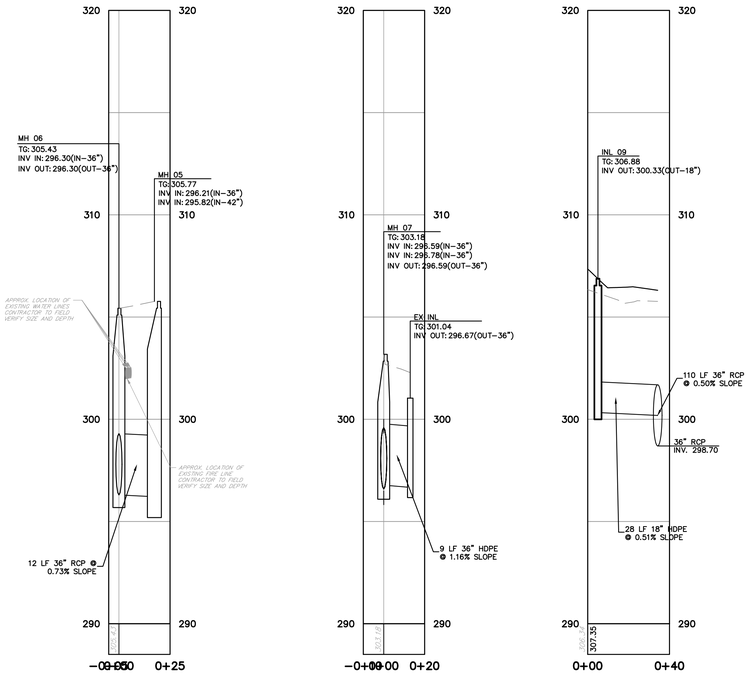
| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CG-201 | I |
| | SHEET NO. 11 OF 32 | |

LIFECYCLE STATE: N/A | SCALE:




## INL 16 – MH6

STATION –0+10 TO 7+15
SCALE: HORZ 1"=30'
VERT 1"=3'




## MH 06 – MH 05

STATION –0+05 TO 0+25
SCALE: HORZ 1"=30'
VERT 1"=3'




## MH 07 – EXINL

STATION –0+10 TO 0+20
SCALE: HORZ 1"=30'
VERT 1"=3'




## INL 09 – JUNCTION 1

STATION 0+00 TO 0+40
SCALE: HORZ 1"=30'
VERT 1"=3'

**NOT FOR CONSTRUCTION**

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15122 – 1078

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Grey J. Kelley ENGINEER

jkelley@gilmore-assoc.com
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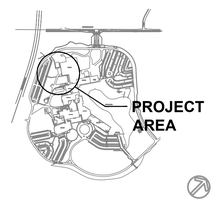
| A | 03APR2025 | ISSUED FOR 50% BOD |
| NO. | DATE | ISSUE/REVISON DESCRIPTION |

ISSUES/REVISIONS

KEY PLAN

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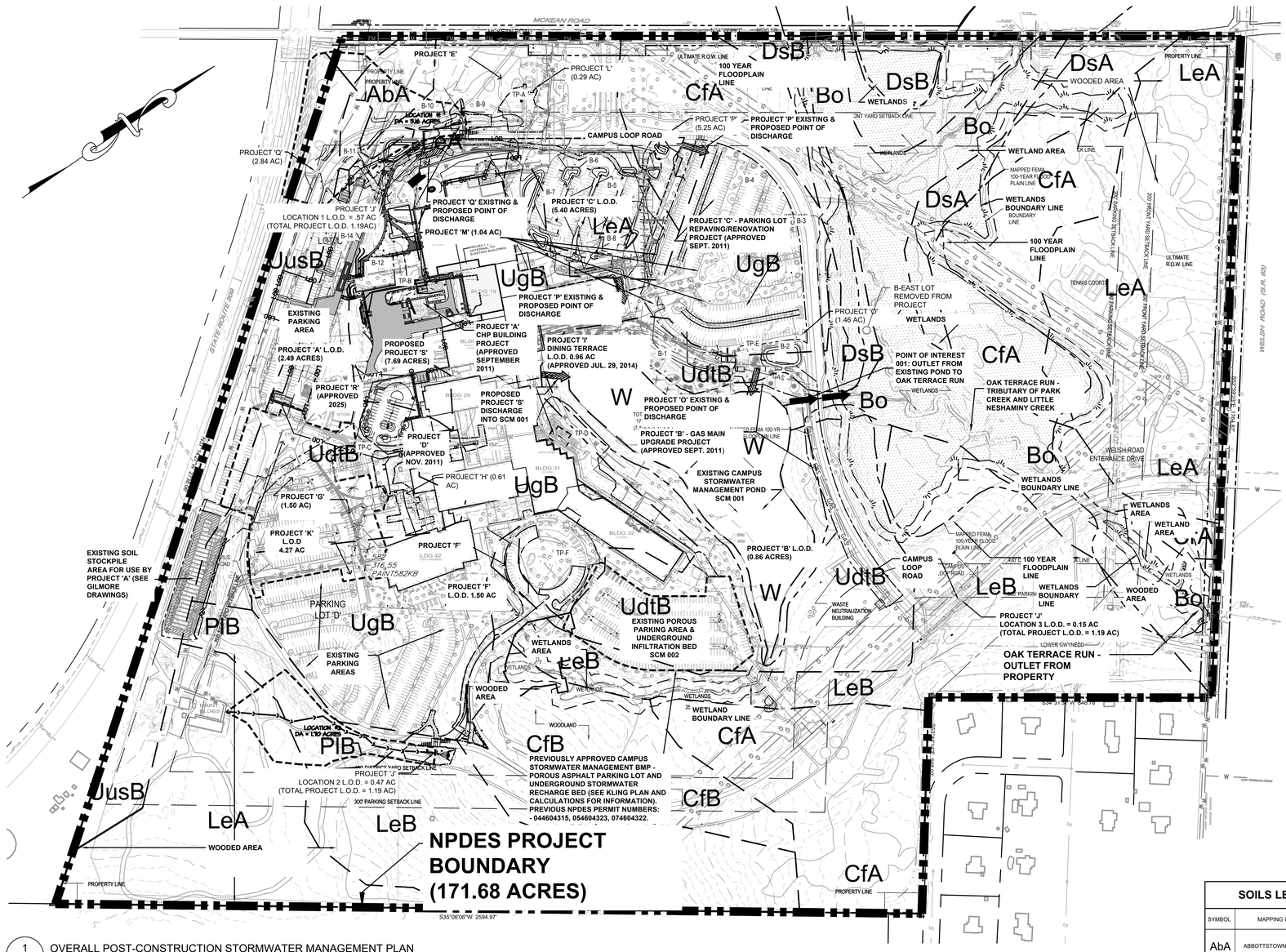
| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

STORMWATER PROFILES TWO

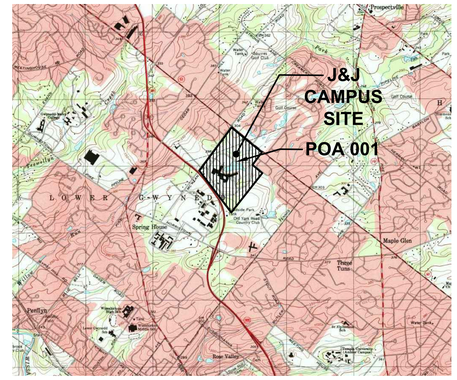
| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CG-202 | I |
| | SHEET NO. 12 OF 32 | |

LIFECYCLE STATE: N/A | SCALE:




1 C0.02 OVERALL POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

SCALE: 1" = 150'




USGS MAP - AMBLER, PA QUADRANGLE

SCALE: NTS

## PCSM PLAN INSPECTION AND MAINTENANCE NOTES

1. THE EXISTING CAMPUS STORMWATER MANAGEMENT FACILITIES ARE OWNED, OPERATED, AND MAINTAINED BY JOHNSON & JOHNSON.
2. INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE PERFORMED AT LEAST SEMI-ANNUALLY BY JOHNSON & JOHNSON.
3. TYPICAL INSPECTION PROCEDURES OF FACILITIES LIKE THESE INCLUDE, BUT ARE NOT LIMITED TO, VERIFYING THAT:
   - EXCESSIVE EROSION HAS NOT OCCURRED ANYWHERE IN THE BMP LIMITS;
   - SIGNIFICANT SEDIMENTATION HAS NOT ACCUMULATED;
   - THE PERMANENT OUTLET STRUCTURE IS FREE FROM DEBRIS AND STRUCTURALLY STABLE.
4. TYPICAL MAINTENANCE PROCEDURES FOR POROUS PAVING INCLUDE, BUT ARE NOT LIMITED TO:
   - VACUUM PAVEMENT 2 OR 3 TIMES PER YEAR
   - MAINTAIN PLANTED AREAS ADJACENT TO PAVEMENT
   - IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT
   - DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. ON UNPROTECTED PAVEMENT SURFACE
   - CLEAN INLETS DRAINING TO THE SUBSURFACE BED TWICE PER YEAR
5. TYPICAL MAINTENANCE PROCEDURES FOR RAIN GARDENS INCLUDE, BUT ARE NOT LIMITED TO:
   - INSPECTING BED OVERFLOW DRAINS PERIODICALLY TO ENSURE THEY ARE FREE OF DEBRIS.
   - INSPECTING PLANTINGS FOR GENERAL HEALTH AND REPLACING PLANTS THAT ARE DISEASED AND/OR DEAD/DYING AT LEAST ONCE A YEAR.
   - RE-MULCHING SURFACE OF RAIN GARDENS AS REQUIRED ON AN ANNUAL BASIS.
   - MAINTAINING ADJACENT LAWN AND LANDSCAPE AREAS TO LIMIT DEBRIS OR SEDIMENT PARTICLES BEING DEPOSITED ON POROUS PAVEMENT.
   - INSPECTING SURFACES OF RAIN GARDENS TO ENSURE EROSION IS NOT OCCURRING.
   - INSPECTING RAIN GARDEN UNDER-DRAINAGE PIPING TO PERIODICALLY TO ENSURE IT IS NOT CLOGGED WITH SEDIMENT AND IS FUNCTIONING.
6. TYPICAL MAINTENANCE PROCEDURES FOR INLETS WITH A SNOUT WATER QUALITY INSERT INCLUDE, BUT ARE NOT LIMITED TO:
   - POLLUTANTS COLLECTED BY A SNOUT EQUIPPED STRUCTURE WILL CONSIST OF FLOATABLE DEBRIS, TRASH, AND OILS FLOATING ON THE SURFACE OF THE CAPTURED WATER AND GRIT AND SEDIMENT ON THE BOTTOM OF STRUCTURE/SUMP.
   - THE INLET STRUCTURE SHALL BE CLEANED WHEN THE SUMP IS HALF FULL.
   - WHEN 6-INCHES OF FLOATABLE DEBRIS AND TRASH ACCUMULATE ON THE SURFACE OF THE STATIC WATER LEVEL, CLEAN AND REMOVE ACCUMULATED FLOATABLE DEBRIS AND TRASH.
   - STRUCTURES SHOULD BE CLEANED IF A SPILL OR OTHER EVENT CAUSES A LARGER THAN NORMAL ACCUMULATION OF POLLUTANTS IN THE STRUCTURE.
   - MAINTENANCE IS BEST ACCOMPLISHED USING A VACUUM TRUCK.
   - ALL COLLECTED WASTES AND POLLUTANTS MUST BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH LOCAL/STATE/FEDERAL ENVIRONMENTAL REQUIREMENTS.
   - TO MAINTAIN THE SNOUT HOODS THEMSELVES, AN ANNUAL INSPECTION OF THE ANTI-SIPHON VENT AND ACCESS HATCH ARE RECOMMENDED. A SIMPLE FLUSHING OF THE VENT, OR A GENTLE RODDING WITH A FLEXIBLE WIRE ARE ALL THAT'S TYPICALLY NEEDED TO MAINTAIN THE ANTI-SIPHON PROPERTIES. OPENING AND CLOSING THE ACCESS HATCH ONCE A YEAR ENSURES A LIFETIME OF TROUBLE-FREE SERVICE.

## INFILTRATION TESTING DATA TABLE (MAY 2011)

| TEST PIT # | GROUND SURFACE ELEVATION | INFILTRATION TEST DEPTH | INFILTRATION TEST ELEVATION | FINAL RATE (IN/HR) |
|---|---|---|---|---|
| TP-A | 305.93' | 4' | 301.93' | 0.25 |
| TP-B | 302.00'+/- | REFUSAL AT 2.5' | NOT COMPLETED | - |
| TP-C | 314.90' | 4' | 310.90' | 0.00 |
| TP-D | 301.46' | 4' | 297.46' | 0.00 |
| TP-E | 297.17' | 4' | 293.17' | 0.00 |
| TP-F | 301.59' | 3' | 298.59' | 0.00 |

NOTES:
1. INFILTRATION TESTING WAS PERFORMED IN MAY 2011 BY GILMORE & ASSOCIATES, INC. SEE TABLE ON THIS SHEET AND THE POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT FOR ADDITIONAL INFORMATION.

## INFILTRATION TEST RESULTS (2019):

| Boring | Existing Grade Elevation (ft) | Infiltration Test Depth (ft) | Infiltration Test Rate (in/hr) | Depth of Boring Depth (ft) | Depth to Weathered Rock (ft) | Depth to Water* (in) | Depth to Soil Redoximorphic Features (in) |
|---|---|---|---|---|---|---|---|
| B-1 | 301.3 | None Completed | | 12 | NE | NE | 120+ |
| B-2 | 294.7 | 8 | 0 | 12 | 9.9 | NE | 0-48 & 96+ |
| B-3 | 295.86 | 6 | 0 | 12 | 9.2 | NE | 6-60 & 90+ |
| B-4 | 297.9 | 7 | 0.08 | 12 | 10.9 | NE | 33-60 |
| B-5 | 304.77 | 8 | 0.05 | 12 | 11.3 | NE | 42-66 |
| B-6 | 304.53 | 6 | 0 | 12 | 8.5 | NE | 7-24 & 36-78 |
| B-7 | 303.59 | 8 | 0 | 12 | 11.5 | NE | 40+ |
| B-8 | 307.45 | 8 | 0 | 121 | NE | NE | 120+ |
| B-9 | 308 | 4 | 0.03 | 12 | 6.4 | NE | 0-8 & 30-54 |
| B-10 | 311 | 5 | 0 | 12 | 7 | NE | 15-51 & 72+ |
| B-11 | 312.93 | 5.5 | 0 | 12 | 7.5 | NE | 18-37 |
| B-12 | 303.46 | None Completed | | 5 | 3.4 | 28 | 24+ |

ALL INFILTRATION TESTING USED THE CASED BOREHOLE METHOD AND WAS PERFORMED BY GILMORE AND ASSOCIATES, INC. IN APRIL, MAY AND JUNE 2019.
ALL DEPTHS WERE MEASURED FROM EXISTING GROUND SURFACE.
NE - NONE ENCOUNTERED
+ REDOXIMORPHIC FEATURES EXTEND TO BORING TERMINATION OR WEATHERED ROCK.
* DEPTH BELOW GRADE THAT WATER FILLED BORING TO AFTER BEING LEFT OPEN FOR MORE THAN 1.5 HOURS.
† FILL MATERIAL ENCOUNTERED TO BORING TERMINATION DEPTH.

1"=150'

150 0 150 300

SCALE IN FEET

## PLAN LEGEND

- EXISTING CONTOUR
- 97 PROPOSED CONTOUR
- EXISTING TREE
- EXISTING TREE LINE / WOODS
- EXISTING WETLAND LINE AND AREA
- 100-YEAR FLOODPLAIN LINE
- EXISTING POND EDGE AND WATER LINE
- EXISTING STORM SEWER INLET AND PIPE
- NPDES PERMIT BOUNDARY
- UgB SOIL TYPE AND BOUNDARY
- POINT OF INTEREST DISCHARGE POINT

## PROJECT INTENT

PROJECT S INCLUDES THE CONSTRUCTION OF THE NEW CEAS LAB BUILDING AN ADDITION TO BUILDING 15 ON THE SPRINGHOUSE CAMPUS. THE PROJECT CONSISTS OF THE CONSTRUCTION OF THE NEW BUILDING, A SERVICE PARKING LOT, UTILITY PADS, UTILITY RACKS, UNDERGROUND UTILITIES, AS WELL AS ASSOCIATED SIDEWALKS. THE PROJECT INCLUDES AN IMPERVIOUS AREA INCREASE OF 12,333 SF (0.28 AC). THE TOTAL DISTURBANCE FOR THIS PROJECT IS 335,052 SF (7.69 AC). THIS PROJECT WILL BE MANAGED THROUGH THE NON-TRIBUTARY VOLUME AND WATER QUALITY CREDITS AVAILABLE IN THE ADVANTA LOT. TABLES 3 AND 5 IN APPENDIX 1 HAVE BEEN UPDATED TO REFLECT THE REMOVAL OF THE PROPOSED 2-YEAR VOLUME INCREASE, AS WELL AS THE ADDITIONAL IMPERVIOUS INCREASE. IN ADDITION, THE PROPOSED PROJECT IS TRIBUTARY TO THE EXISTING CAMPUS DETENTION POND WHICH MANAGES THE PROJECT SITE FOR RATE CONTROL. THE ENTIRE PROPOSED PROJECT IS LOCATED ON AREAS THAT WERE PREVIOUSLY DISTURBED AND USED FOR CONSTRUCTION PROJECTS. THE PROJECT SITE CONTAINS NUMEROUS EXISTING UNDERGROUND UTILITIES INCLUDING STORM SEWER, SANITARY SEWER, ELECTRICAL SERVICE, MECHANICAL/COOLING PIPING, TELECOMMUNICATIONS/DATA CONDUITS DOMESTIC WATER SERVICE, AND FIRE SERVICE.

## EXISTING FEATURES NOTES

1. THE BOUNDARY AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. THE OVERALL SITE WAS SURVEYED IN 2005. PERIODIC UPDATES HAVE BEEN COMPLETED IN INDIVIDUAL PROJECT AREAS, BUT NOT THE OVERALL SITE. PORTIONS OF THE EXISTING CONDITIONS PLAN HAVE BEEN UPDATED UTILIZING AS-BUILT/CAD DATA PROVIDED BY JOHNSON & JOHNSON.
2. THE 100-YEAR FLOODPLAIN SHOWN IS BASED UPON AN APPROVED FEMA LETTER OF MAP REVISION-F (LOMR-F) PREPARED BY KLING, DATED JANUARY 2, 2004.
3. WETLAND AREAS AND WATERS OF THE COMMONWEALTH/UNITED STATES WAS COMPLETED BY BROWN AND CALDWELL, INC., MAHWAH, NJ AND FIELD SURVEYED BY GILMORE & ASSOCIATES, INC. IN 2003. U.S. ARMY CORPS OF ENGINEERS ISSUED A JURISDICTIONAL DETERMINATION ON THE PROPERTY IN 2003 (CENAP-OP-R200300109-24).
4. OAK TERRACE RUN FLOWS THROUGH THE PROPERTY AND RECEIVES STORMWATER FLOWS FROM THE PROPERTY. OAK TERRACE RUN EXITS THE PROPERTY AT THE SOUTHEAST CORNER THROUGH A CULVERT THAT EXTENDS UNDER WELSH ROAD. OAK TERRACE RUN BECOMES PARK CREEK AND ULTIMATELY FLOWS TO THE LITTLE NESHAMINY CREEK.
5. PER PA CODE - TITLE 25 (ENVIRONMENTAL PROTECTION), CHAPTER 93 (WATER QUALITY) THE EXISTING/DESIGNATED USE IS: WARM WATER FISHES (WWF) AND MIGRATORY FISHES (MF).
6. THE LITTLE NESHAMINY CREEK BASIN IS DESIGNATED AS NEITHER HIGH QUALITY NOR EXCEPTIONAL VALUE WATERS.

## RECYCLING OR DISPOSAL METHODS

1. PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEP'S SOLID WASTE MANAGEMENT REGULATIONS, AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
2. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE OPERATOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
3. THE FOLLOWING MATERIALS ARE ANTICIPATED TO BE CONSTRUCTION WASTE: ASPHALT PAVING, CONCRETE PAVING/SPOILS, STEEL/IRON, PLASTIC PIPING, AND EXCESS SOIL MATERIALS, SEDIMENT, BUILDING MATERIALS, AND CONCRETE WASH WATER.
4. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN ON THE PROPERTY, DEMOLISHED OR EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE. MATERIALS SLATED FOR REMOVAL FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ANY AND ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENTAL AGENCY CURRENT REGULATIONS. DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE ON THE JOB-SITE. DUST AND DIRT SHALL BE HELD TO A MINIMUM DURING DEMOLITION, BY WETTING DOWN, AS REQUIRED. ON SITE BURNING OF MATERIALS WILL NOT BE PERMITTED. AT THE COMPLETION OF WORK, THE ENTIRE AREA INVOLVED WILL BE CLEAN AND LEFT IN A NEAT CONDITION, FREE OF RUBBISH. RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THIS PROJECT SITE SHALL BE UNDERTAKEN IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.
5. SEDIMENT REMOVED FROM CONTROL FACILITIES AS A PART OF REGULAR MAINTENANCE SHALL BE DISPOSED OF UPSLOPE OF THE CONTROL FACILITY.

## SOILS LEGEND BASED ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

| SYMBOL | MAPPING UNITS | SLOPE | LAND CAPBLTY | HYDRIC SOIL | HYDRO. GROUP | DEPTH TO BEDROCK | DEPTH TO WATER TABLE | LIMITATION FOR CONSTRUCTION |
|---|---|---|---|---|---|---|---|---|
| AbA | ABBOTTSTOWN SILT LOAM | 0-3% | 3w | PARTIAL | C | 40"- 60" | 6"- 18" | CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| Bo | BOWMANSVILLE-KNAUERS SILT LOAMS | - | 3w | PARTIAL | D | 72"- 99" | 0"- 18" | CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, FLOODING, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| CfA | CHALFONT SILT LOAM | 0-3% | 3w | PARTIAL | C | 42"- 99" | 6"- 18" | CUTBANKS CAVE, EASILY ERODIBLE, CORROSIVE TO CONCRETE/STEEL, FLOODING, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| CfB | CHALFONT SILT LOAM | 3-8% | 3w | PARTIAL | C | 42"- 99" | 6"- 18" | CUTBANKS CAVE, EASILY ERODIBLE, CORROSIVE TO CONCRETE/STEEL, FLOODING, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| CrA | CROTON SILT LOAM | 0-3% | 4w | HYDRIC | D | 40"- 60" | 0"- 6" | CUTBANKS CAVE, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, PONDING, WETNESS |
| DsA | DOYLESTOWN SILT LOAM | 0-3% | 4w | HYDRIC | D | 60"- 72" | 0"- 6" | CUTBANKS CAVE, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, PONDING, WETNESS |
| DsB | DOYLESTOWN SILT LOAM | 3-8% | 4w | HYDRIC | D | 60"- 72" | 0"- 6" | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, DROUGHTY, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| LeA | LAWRENCEVILLE SILT LOAM | 0-3% | 2w | PARTIAL | C | 48"- 99" | 18"- 36" | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, FROST ACTION, WETNESS |
| LeB | LAWRENCEVILLE SILT LOAM | 3-8% | 2e | PARTIAL | C | 48"- 99" | 18"- 36" | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, FROST ACTION, WETNESS |
| PlB | PENN-LANSDALE COMPLEX | 3-8% | 2e | NOT HYDRIC | C | 20" - 40" | 80" + | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, DROUGHTY, EASILY ERODIBLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| UdtB | UDORTHENTS, SHALE AND SANDSTONE | 0-8% | 7s | PARTIAL | A | 20" - 99" | 60" | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, DROUGHTY, EASILY ERODIBLE, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION |
| UgB | URBAN LAND | 0-8% | 8s | NOT HYDRIC | NOT CLASSIFIED* | 10" - 98" | - | DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, FROST ACTION. |
| UroB | URBAN LAND - LAWRENCEVILLE COMPLEX | 0-8% | 8s | PARTIAL | NOT CLASSIFIED* | 10" - 99" | - | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, DROUGHTY, EASILY ERODIBLE, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION |
| UusB | URBAN LAND-UDORTHENTS SHALE/SANDSTONE COMPLEX | 0-8% | 8s | NOT HYDRIC | NOT CLASSIFIED* | 10" - 99" | - | DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, FROST ACTION. |
| W | WATER | | | | | | | |

*HSG "C" USED IN HYDROLOGY CALCULATIONS FOR URBAN LAND

## GENERAL NOTES:

NOT FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
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811

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NON–MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

Locations of existing underground utilities/facilities shown hereon have been developed from records, field markouts by utility owners, and/or above-ground observation of the site. No excavations were performed in the preparation of these drawings; therefore all utilities shown should be considered approximate in location, depth, and size. The potential exists for other underground utilities/facilities to be present which are not shown on the drawings. Only the visible locations of underground utilities/facilities at the time of field survey shall be considered true and accurate. Completeness or accuracy of underground utilities/facilities are not guaranteed by Gilmore & Associates Inc.

All contractors working on this project shall verify location and depth of all underground utilities/facilities prior to start of work and shall comply with the requirements of P.L. 852, No. 287 December 10, 1974 as last amended on October 9, 2008, Pennsylvania Act 121. Gilmore & Associates inc. has obtained a pa-one call serial number as noted hereon for design purposes only.


PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT VEGETATION NUMBER LA026825

kseiler@gilmore-assoc.com
267-274-2234

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Jerey J. Kelley ENGINEER E092182

jkelley@gilmore-assoc.com
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One Penn Center
1617 JFK Boulevard
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| VENDOR PROJ. NO. | | |
|---|---|---|
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
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| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
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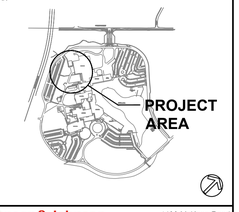
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |
| NO. | DATE | ISSUE/REVISON DESCRIPTION |

ISSUES/REVISIONS

KEY PLAN




Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

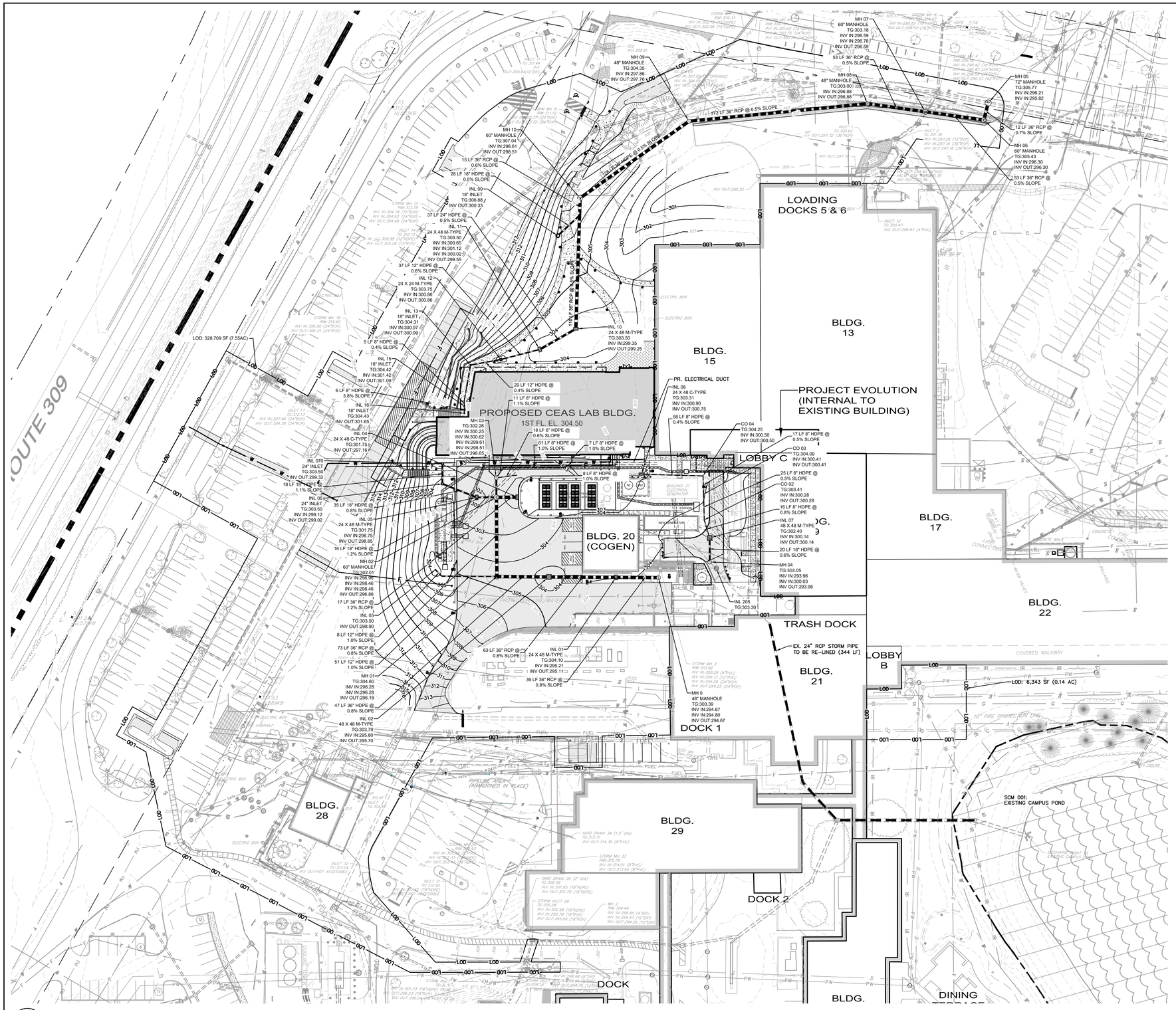
| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 25001900 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CS-10-04 | I |
| | SHEET NO. 13 OF 32 | |

LIFECYCLE STATE: N/A SCALE:




1 CS-10-05 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PLAN

1" = 40'

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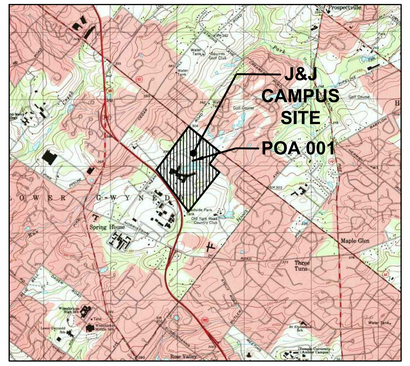
LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE–GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA–ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.




## USGS MAP - AMBLER, PA QUADRANGLE

SCALE: NTS

## EXISTING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- 335.0 EXISTING SPOT ELEVATION
- TREE LINE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- SETBACK LINE
- GUIDE RAIL
- E ELECTRIC LINE
- G GAS LINE
- OE OVERHEAD ELECTRIC LINE
- OT OVERHEAD TELEPHONE LINE
- S SANITARY LINE
- SL SANITARY LATERAL
- STORM LINE
- T TELEPHONE LINE
- W WATER LINE
- WL WATER LATERAL
- EXISTING EASEMENT
- CONCRETE MONUMENT FND
- IRON PIN FOUND
- BOLLARD
- DETECTABLE WARNING SURFACE
- SANITARY MANHOLE
- CLEAN OUT
- STORM INLET
- STORM MANHOLE
- GAS MANHOLE
- GAS VALVE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- MONITORING WELL
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- GUY
- MAILBOX
- LIGHT STANDARD
- CONIFER TREE
- DECIDUOUS TREE
- TREE STUMP
- PIERS

## PCSM LEGEND

- ST STORMWATER MANHOLE
- 24 X 48 C-TYPE STORMWATER INLET
- 24 X 48 M-TYPE STORMWATER INLET
- 48 X 48 M-TYPE STORMWATER INLET
- CIRCULAR STORMWATER INLET
- STORMWATER CLEANOUT
- PROPOSED STORM PIPE

## PLAN LEGEND

- PROPOSED CONCRETE
- PROPOSED FULL DEPTH ASPHALT PAVING
- PROPOSED FULL DEPTH ASPHALT PAVING
- LOD LIMIT OF DISTURBANCE (±335,052 SF OR 7.69 AC)
- FM PROPOSED FORCE MAIN

SCALE: 1"=40' (40 0 40 80 FEET)

## GENERAL NOTES:

THE BMP FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM FOR THE PROPOSED SITE LOCATED IN LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE APPROVED PLANS BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS OF THESE LANDS. LOWER GWYNEDD TOWNSHIP AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON THESE LANDS FROM TIME TO TIME FOR THE INSPECTION OF SAID FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY IS BEING MAINTAINED AND THE PROPER OPERATION AND MAINTENANCE OF THE FACILITY IS BEING CONDUCTED. (SWM ORDINANCE SECTION 1241.301.b.v)

NOT FOR CONSTRUCTION

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15122 – 1078

811

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**PA ONE-CALL SERIAL NUMBER: 20250551712**

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PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

PENNSYLVANIA COMMONWEALTH OF REGISTERED LANDSCAPE ARCHITECT
REGISTRATION NUMBER LA002483

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COMMONWEALTH OF REGISTERED PROFESSIONAL
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Civil Engineer/Landscape Architect:
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One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


| VENDOR PROJ. NO. | | |
|---|---|---|
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
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| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
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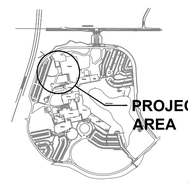
ISSUES/REVISIONS

KEY PLAN



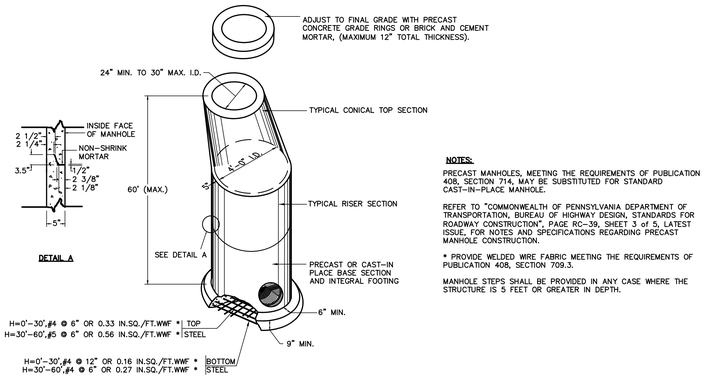

Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

# POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CS-10-05 | I |
| | SHEET NO. 14 OF 32 | |
| LIFECYCLE STATE: N/A | SCALE: 1"=40' | |




**NOTES:**

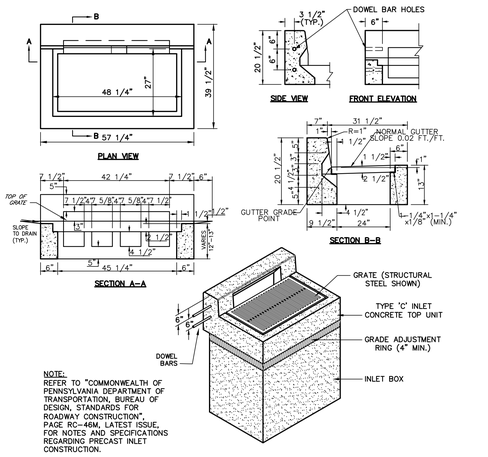
PRECAST MANHOLES, MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 714, MAY BE SUBSTITUTED FOR STANDARD CAST-IN-PLACE MANHOLE.

REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-39, SHEET 3 of 5, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST MANHOLE CONSTRUCTION.

* PROVIDE WELDED WIRE FABRIC MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 709.3.

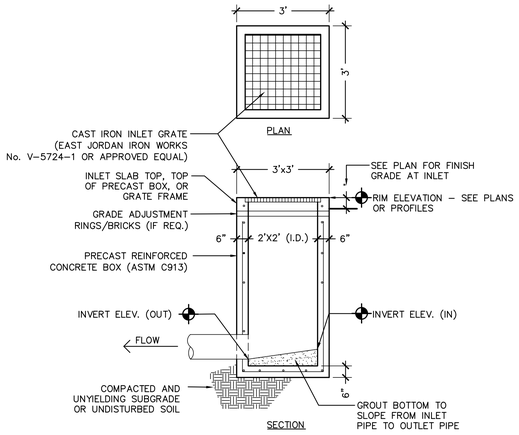
MANHOLE STEPS SHALL BE PROVIDED IN ANY CASE WHERE THE STRUCTURE IS 5 FEET OR GREATER IN DEPTH.

1 CS-501 — PRECAST STORMWATER MANHOLE
TYPICAL — NTS

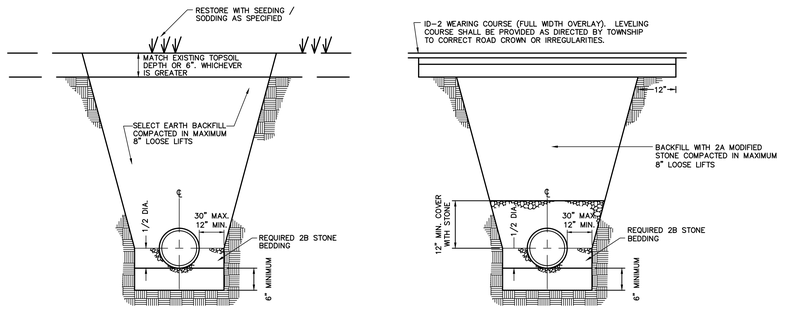



**NOTE:**
REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-46M, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION.

2 CS-501 — TYPE 'C' INLET DETAIL
TYPICAL — NTS



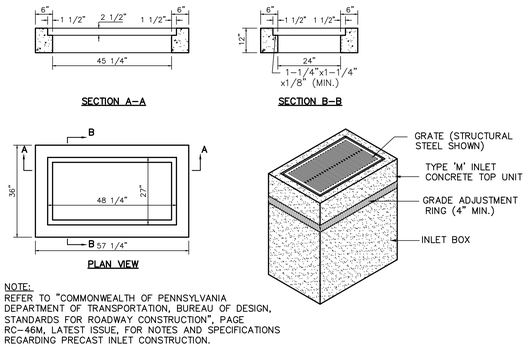

3 CS-501 — 2' x 2' INLET DETAIL
TYPICAL — NTS




**NOTES:**

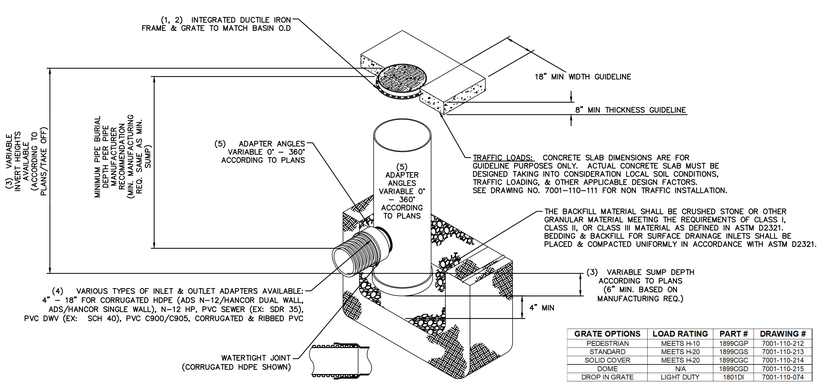
1. DEVELOPER / CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER IMPLEMENTATION OF SAFETY REQUIREMENTS IN CONFORMANCE WITH ALL FEDERAL AND STATE DEPARTMENT OF LABOR AND OCCUPATIONAL SAFETY AND HAZARD ADMINISTRATION REGULATIONS.
2. BACKFILL FOR NEW ROAD CONSTRUCTION MAY BE SELECT EARTH BACKFILL WHEN SUITABLE MATERIAL IS AVAILABLE AS DETERMINED BY THE TOWNSHIP.
3. FULL DEPTH 2A STONE BACKFILL SHALL BE REQUIRED FOR ALL STORM SEWER, SANITARY SEWER, AND UTILITY TRENCHING WHEN EDGE OF TRENCH IS WITHIN 15 FEET OF ROADWAY EDGE OF PAVING; AND FOR ALL TRENCHING WITHIN AREA OF ROADWAY WIDENING.
4. ROADWAY CROWN SHALL BE 3/8 INCH PER FOOT, MINIMUM.
5. 3 INCH TEMPORARY PATCH OF B.C.B.C. SHALL BE PROVIDED AND MAINTAINED FOR LESS THAN 30 DAYS PRIOR TO FINAL RESTORATION OF EXISTING ROADWAY OR DRIVEWAY. TEMPORARY PATCH SHALL BE REMOVED WITH FINAL RESTORATION PERFORMED NO MORE THAN 90 DAYS FROM DATE OF SEWER INSTALLATION PROVIDING TESTING HAS BEEN SATISFACTORILY ACCOMPLISHED AND NO SETTLEMENT HAS OCCURRED.

4 CS-501 — STORM SEWER OR UTILITY PIPE BEDDING & ROAD RESTORATION DETAIL
TYPICAL — NTS




**NOTE:**
REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-46M, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION.

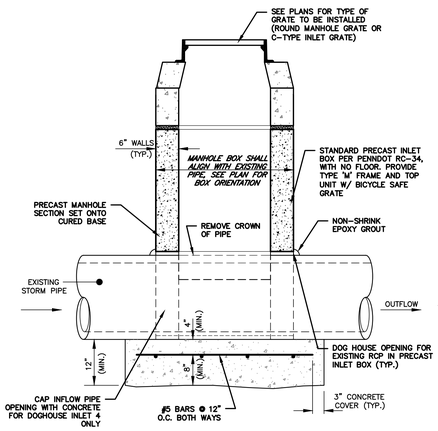
5 CS-501 — TYPE 'M' INLET DETAIL
TYPICAL — NTS



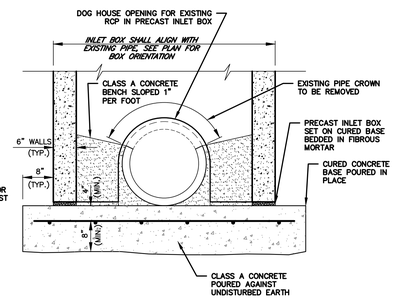

| GRATE OPTIONS | LOAD RATING | PART # | DRAWING # |
|---|---|---|---|
| PEDESTRIAN | MEETS H-10 | 1899CGP | 7001-110-212 |
| STANDARD | MEETS H-20 | 1899CGS | 7001-110-213 |
| SOLID COVER | MEETS H-20 | 1899CGC | 7001-110-214 |
| DOME | N/A | 1899CGD | 7001-110-215 |
| DROP IN GRATE | LIGHT DUTY | 1801DI | 7001-110-074 |

1 – GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 – FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 – DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 – DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 – ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

6 CS-501 — 18" NYLOPLAST DRAIN DETAIL
TYPICAL — NTS




**CONSTRUCTION SEQUENCE**
1. EXCAVATE AREA OF MANHOLE BASE AROUND EXISTING PIPE.
2. PLACE BASE REINFORCING AND POUR BASE. ALLOW TO CURE FOR 24 HOURS.
3. REMOVE CROWN OF PIPE.
4. PLACE PRECAST DOGHOUSE INLET ON CAST-IN-PLACE BASE. BED INLET BOX IN FIBROUS MORTAR.
5. GROUT ALL OPENINGS OF MANHOLE WITH NON-SHRINK GROUT.
6. POUR CONCRETE BENCH IN MANHOLE.
7. INSTALL TOP UNIT/CONE, FRAME AND GRATE.
8. PARGE JOINT BETWEEN BASE AND TOP UNIT.
9. BACKFILL AND RESTORE DISTURBED AREAS.




7 CS-501 — DOGHOUSE MANHOLE DETAIL
TYPICAL — NTS

## GENERAL NOTES:

NOT FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

Locations of existing underground utilities/facilities shown hereon have been developed from records, field markouts by utility owners, and/or above-ground observation of the site. No excavations were performed in the preparation of these drawings; therefore all utilities shown should be considered approximate in location, depth, and size. The potential exists for other underground utilities/facilities to be present which are not shown on the drawings. Only the visible locations of underground utilities/facilities at the time of field survey shall be considered true and accurate. Completeness or accuracy of underground utilities/facilities are not guaranteed by Gilmore & Associates Inc.

All contractors working on this project shall verify location and depth of all underground utilities/facilities prior to start of work and shall comply with the requirements of P.L. 852, No. 287 December 10, 1974 as last amended on October 9, 2008, Pennsylvania Act 121. Gilmore & Associates inc. has obtained a pa-one call serial number as noted hereon for design purposes only.


PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT REGISTRATION NUMBER LA002683

kselger@gilmore-assoc.com
267-274-2234

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Jeffrey J. Kelley ENGINEER PE092818

jkelley@gilmore-assoc.com
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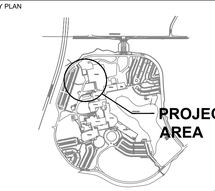
Civil Engineer/Landscape Architect
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


VENDOR PROJ. NO.
VENDOR DWG. NO.

| NO. | DATE | ISSUE/REVISION DESCRIPTION |
|---|---|---|
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
| E | 17JUL2025 | ISSUE FOR BID - STRUCTURAL |
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |

ISSUES/REVISIONS

KEY PLAN




Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE
POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

| SIZE: | DRAWING NO. | REV. |
|---|---|---|
| E1 | CS-501 | I |
| | SHEET NO. 15 OF 32 | |

LIFECYCLE STATE: N/A — SCALE:

## POST CONSTRUCTION STORMWATER MANAGEMENT INFO.

### PRESERVE QUALITIES OF RECEIVING STREAM

ALL FLOWS OF STORMWATER FROM THE DEVELOPED PORTIONS OF THE EXISTING CAMPUS WITHIN THE LOOP ROAD, INCLUDING THE PROJECT S SITE, FLOW THROUGH AN EXISTING CENTRAL STORMWATER WET POND PRIOR TO DISCHARGING TO THE EXISTING STREAM ON-SITE, OAK TERRACE RUN WHICH BECOME PARK CREEK AND ULTIMATELY FLOWS TO THE LITTLE NESHAMINY CREEK. THIS EXISTING POND PROVIDES WATER QUALITY AS WELL AS RATE CONTROL FOR THESE FLOWS, THEREBY PROVIDING PROTECTION OF THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITIES OF THE RECEIVING STREAM. THE CAMPUS ALSO MAINTAINS SEVERAL EXISTING BMP'S WHICH FUNCTION IN CONJUNCTION WITH THE CENTRAL STORMWATER POND, INCLUDING POROUS ASPHALT PAVING, UNDERGROUND INFILTRATION BED, RAIN GARDENS, AND MAINTAINED MEADOW AND WOODLAND AREAS. PROJECT S PROPOSES AN INCREASE OF IMPERVIOUS AREA OF 12,333 SF (0.28 AC). THE IMPERVIOUS AREA BEING ADDED WILL BE MANAGED BY THE EXISTING ON-SITE POND.

### PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF

ALL FLOWS OF STORMWATER FROM THE DEVELOPED PORTIONS OF THE EXISTING CAMPUS, INCLUDING THE PROJECT S SITE, FLOW THROUGH AN EXISTING CENTRAL STORMWATER WET POND PRIOR TO DISCHARGING TO THE EXISTING STREAM ON-SITE, OAK TERRACE RUN WHICH BECOMES PARK CREEK AND ULTIMATELY FLOWS TO THE LITTLE NESHAMINY CREEK. THIS EXISTING POND PROVIDES RATE CONTROL FOR THESE FLOWS. THE EXISTING CAMPUS POND WAS MODELED UNDER THE CAMPUS MASTER PLAN WHICH ASSUMED 100% IMPERVIOUS COVER. THE ROUTING CALCULATIONS THAT WERE COMPLETED IN 2002 FOR THE MASTER PLAN CAN BE FOUND IN TABLE 4, IN APPENDIX 1. SINCE THE SITE IS STILL UNDER THE 100% IMPERVIOUS MASTER PLAN THE RATE CONTROL IS WITHIN THE MASTER PLAN ROUTING. A TABULATION OF THE IMPERVIOUS AREA IS PROVIDED IN TABLE 3, IN APPENDIX 1. THE TABULATION OF THE CURRENT IMPERVIOUS AREA WAS USED TO ROUTE THE CAMPUS THROUGH THE EXISTING POND. THE RESULTS WERE THEN COMPARED TO THE PRE-DEVELOPMENT CONDITION, THE PROPOSED DEVELOPMENT CONDITION, AND ALSO THE MASTER PLAN CONDITION. THIS COMPARISON CAN BE FOUND IN APPENDIX 1, NET CHANGE IN VOLUME AND RATE OF STORMWATER. ALSO REFER TO SITE-SPECIFIC STORMWATER MANAGEMENT STRATEGY KEY POINTS, STORMWATER HISTORICAL BACKGROUND, AND CURRENT CAMPUS STORMWATER MANAGEMENT STRATEGY.

### MINIMIZE INCREASE IN STORMWATER RUNOFF VOLUME

PROJECT S PROPOSES AN ADDITIONAL 12,333 SF (0.28 AC) OF IMPERVIOUS COVER WHICH CREATES A MINIMIZED INCREASE IN THE 2-YEAR STORMWATER VOLUME OF 3,674 CF.

### MINIMIZE IMPERVIOUS AREA

PROJECT S INCREASES THE IMPERVIOUS AREA ON SITE. ULTIMATELY, STORMWATER RATES FROM THE PROJECT AREAS WILL BE REDUCED BY THE EXISTING ON-SITE STORMWATER POND AND CONTROL STRUCTURE. STORMWATER RATES AND VOLUMES WILL BE REDUCED AND THE WATER QUALITY WILL BE IMPROVED BY THESE FACILITIES.

### PROTECT EXISTING DRAINAGE FEATURES AND VEGETATION

THE EXISTING STORM SEWER INLETS AND DRAINS HAVE BEEN PROTECTED WITH INLET PROTECTION AND ALL WORK AREAS WILL BE CONTAINED USING COMPOST SOCK AND ADDITIONAL TEMPORARY AND PERMANENT CONTROLS TO FURTHER PROTECT THE EXISTING STORMWATER MANAGEMENT POND FROM SEDIMENTATION. THE SITE WORK IS OCCURRING IN AREA THAT WAS PREVIOUSLY DEVELOPED AND GRADED AND CONSISTS MOSTLY OF LAWN. NO WOODLANDS OR OTHER NATURAL VEGETATION ARE BEING IMPACTED BY THE PROJECT. NO WORK IS OCCURRING IN THE CAMPUS POND OR ANY WETLAND, STREAMS, OR OTHER NATURAL DRAINAGE FEATURES.

### MINIMIZE LAND CLEARING AND GRADING

THE PROJECT SITE WAS PREVIOUSLY DEVELOPED AND THE PROPOSED WORK AREA IS LIMITED TO WHAT WAS PREVIOUSLY DISTURBED. THE PROJECT AREA CONSISTS OF LAWN AND IMPERVIOUS AREAS THAT WERE USED FOR PRIOR CONSTRUCTION ACTIVITIES.

### MINIMIZE SOIL COMPACTION

THE DESIGN MINIMIZES SOIL COMPACTION. AMENDED SOILS ARE PROPOSED AND DIRECTLY LOWER EXISTING SOIL COMPACTION, ALL AREAS TO BE SEEDED SHALL BE CLEARED OF ALL REMAINING DEBRIS AND VEGETATION AND TILLED TO A MINIMUM DEPTH OF FOUR INCHES. ALL PREVIOUSLY SEEDED AREAS ARE TO BE FINELY RAKED.

### OTHER STRUCTURAL AND NON-STRUCTURAL BMP'S

PROJECT S PROPOSES THE ADDITION OF 12,333 SF (0.28 AC) OF IMPERVIOUS COVER. EXISTING AND PROPOSED BMP FEATURES WILL ULTIMATELY MITIGATE STORMWATER FLOWS AND PROVIDE WATER QUALITY. THE EXISTING BMP FEATURES ARE THE EXISTING ON-SITE CAMPUS POND. THE OVERALL CAMPUS MAINTAINS A CENTRAL STORMWATER WET POND TO PROVIDE WATER QUALITY AND CONTROL FLOW FROM THE DEVELOPED PORTIONS OF THE CAMPUS. IN ADDITION, THE CAMPUS ALSO MAINTAINS SEVERAL EXISTING BMPS WHICH FUNCTION IN CONJUNCTION WITH THE CENTRAL STORMWATER POND, INCLUDING PERVIOUS PAVEMENT, RAIN GARDENS, AND MAINTAINED LANDSCAPING AND NATIVE PLANTS.

### GEOLOGIC FORMATIONS/SOIL CONDITIONS

BASED ON A REVIEW OF A UNITED STATES GEOLOGIC SURVEY MAP OF PENNSYLVANIA, THE SITE IS UNDERLAIN BY THE STOCKTON FORMATION. THE STOCKTON FORMATION IS COMPOSED OF BEDS OF RED TO PURPLE SANDSTONE, SHALE, AND SILTSTONE, ALONG WITH LIGHT GRAY TO BUFF-COLORED ARKOSIC SANDSTONE. ACCORDING TO THE USDA WEB SOIL SURVEY THE CAMPUS SOILS ARE PREDOMINATELY LAWRENCEVILLE SILT LOAM (LEA), ABBOTTSTOWN SILT LOAM (ABA), UDORTHENTS, SHALE AND SANDSTONE (UDTB), URBAN LAND (UGB), AND URBAN LAND-UDORTHENTS SHALE/SANDSTONE COMPLEX (UUSB). BOWMANSVILLE SOILS EXIST IN TWO AREAS OF WETLANDS AND WATERS OF THE UNITED STATES OF AMERICA, SEVERAL AREAS OF THE SITE HAVE CONTIGUOUS FOREST COVER. A SOILS INFORMATION AND LIMITATIONS TABLE IS LOCATED ON DRAWING CS-10-04 REFER TO THE INFILTRATION TEST REPORT FOR FURTHER INFORMATION IN REGARDS TO THE TEST LOCATIONS, SOILS, DEPTHS, ETC.. BASED UPON THE AVAILABLE INFORMATION THERE ARE NO KNOWN GEOLOGIC FEATURES OR SOIL CONDITIONS WHICH ARE OF CONCERN TO CAUSE POLLUTION.

## THERMAL IMPACT CONSIDERATIONS

RUNOFF FROM THE PROPOSED BUILDING, PARKING, ACCESS DRIVES, AND WALKWAYS WILL DRAIN VIA UNDERGROUND PIPE TO AN EXISTING ON-SITE RETENTION POND, AND EVENTUALLY TO OAK TERRACE CREEK. THE DETENTION OF STORMWATER AND CONVEYANCE UNDERGROUND ALLOWS FOR AMBIENT AND COOLER TEMPERATURES TO BE REACHED THROUGH BOTH CONDUCTION AND CONVECTION, PRIOR TO DISCHARGE INTO THE POND AND EVENTUALLY OFF SITE. NATIVE VEGETATIVE COVER WILL BE PLANTED IN THE DISTURBED AREAS PROVIDING EXFILTRATION AND SHADING TO HELP MITIGATE THERMAL IMPACT.

## PLANNING & DESIGN

THE PROJECT WENT THROUGH A PLANNING AND DESIGN PROCESS TO EVALUATE THE PROPOSED IMPROVEMENTS AND ITS POTENTIAL IMPACTS. THE PCSM PLAN FOR THE PROJECT WAS DESIGNED TO PROVIDE THE FOLLOWING TO LIMIT NEGATIVE IMPACTS TO THE ENVIRONMENT:

- THE PCSM PLAN NOTES STORMWATER MANAGEMENT FACILITIES WHICH PROVIDE VOLUME CONTROL AND WATER QUALITY FEATURES TO PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITIES OF THE RECEIVING STREAM.
- THE PCSM PLAN INCLUDES AN EXISTING STORMWATER CONTROL POND WITH A CONTROL STRUCTURE THAT WILL PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF.
- THE PCSM PLANS MINIMIZE IMPERVIOUS AREA BY LIMITING THE PAVED AREAS ONSITE.
- THE PCSM PLAN WILL MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE LIMIT OF DISTURBANCE LINE IS NOTED ON THE PLANS TO MINIMIZE IMPACT TO EXISTING VEGETATION AND DRAINAGE FEATURES.
- THE PCSM PLAN WILL MINIMIZE LAND CLEARING AND GRADING. A LIMIT OF DISTURBANCE LINE IS NOTED ON THE PLANS TO MINIMIZE LAND CLEARING AND GRADING.
- THE PCSM PLAN WILL MINIMIZE SOIL COMPACTION. THERE ARE AREAS WITHIN THE LIMIT OF DISTURBANCE NOTED FOR LANDSCAPING AND AMENDED SOIL THAT WILL LIMIT THE NEED FOR SOIL COMPACTION.

THE PROPOSED IMPROVEMENTS INCLUDE AN EXISTING STORMWATER CONTROL POND WITH CONTROL STRUCTURE AND PROPOSED AMENDED SOILS PLANTED WITH NATIVE VEGETATION. THESE STORMWATER MANAGEMENT FEATURES WILL PREVENT CHANGES IN THE STORMWATER RUNOFF FROM THE SITE. THESE FEATURES PROVIDE VOLUME AND RATE CONTROL IN ACCORDANCE WITH CHAPTER 102 REQUIREMENTS.

## PCSM CONSTRUCTION SEQUENCE

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED, UNLESS NOTED OTHERWISE. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. NOTE: CESSATION OF CONSTRUCTION ACTIVITIES FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABLIZATION.

AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRE-CONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR, TOWNSHIP ENGINEER, MONTGOMERY COUNTY CONSERVATION DISTRICT, AND THE PLAN DESIGNER (LICENSED PROFESSIONAL OR DESIGNEE)

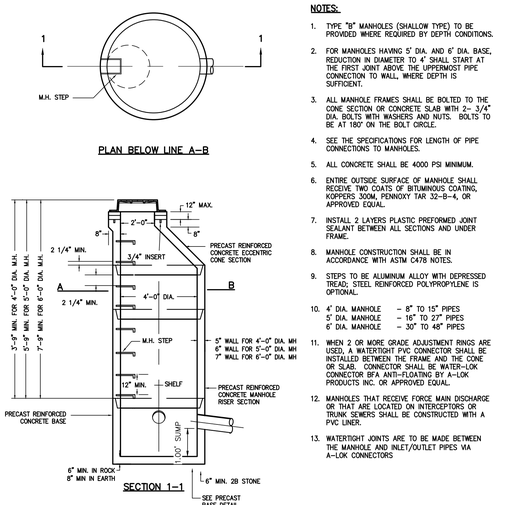
1. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
   - 1.a. INSTALL ORANGE SAFETY FENCE ALONG PROPOSED LIMIT OF DISTURBANCE PRIOR DISTURBANCE ACTIVITIES.
   - 1.b. INSTALL ROCK CONSTRUCTION ENTRANCE WHERE INDICATED ON PLAN.
   - 1.c. INSTALL COMPOST SOCK, TREE PROTECTION FENCE(S) AT DRIPLINE OF TREES, AND INLET PROTECTION ON EXISTING INLETS TO REMAIN AS NECESSARY AND WHERE INDICATED ON THE PLANS.
2. CLEAR AND GRUB SITE AS SHOWN ON DEMOLITION PLANS. STRIP AND STOCKPILE SOIL WHERE SHOWN ON THE PLAN.
3. INSTALL INLETS, MANHOLES, AND ASSOCIATED STORM PIPING. INSTALL WATER QUALITY SNOUT IN INLETS.
4. INSTALL INLET PROTECTION ON ALL NEW INLETS.
5. GRADE PARKING LOT, INSTALL CONCRETE CURBING, AND INSTALL GRAVEL BASE TO STABILIZE PARKING AREAS.
6. GRADE REMAINING SITE AND INSTALL REMAINING PAVING.
7. CONSTRUCT BUILDING ACCORDING TO ARCHITECTURAL PLANS.
8. INSTALL PARKING LOT ASPHALT PAVING AND STRIPING.
9. SPREAD TOPSOIL ON REMAINING VEGETATED AREAS TO FINISHED GRADE. VEGETATED AREAS TO BE STABILIZED IMMEDIATELY.
10. INSTALL PLANTINGS AND LANDSCAPING (TREES, SHRUBS, PERENNIALS) AS SHOWN ON THE SITE LANDSCAPE PLAN. SEED AND MULCH AREAS AS SHOWN ON THE SITE LANDSCAPE PLAN.
11. ANY SEDIMENT FOUND IN INLETS OR SHALL BE REMOVED IN ACCORDANCE WITH DEP E&S MAINTENANCE REQUIREMENTS. E&S MEASURES SHALL BE MAINTAINED UNTIL DRAINAGE AREAS HAVE STABILIZED.
12. ALL ACCUMULATED SEDIMENTS SHALL BE DISPOSED OF IN APPROVED UPLAND AREAS.
13. AFTER THE SITE HAS BEEN STABILIZED WITH THE APPROVAL OF THE CONSERVATION DISTRICT. ALL TEMPORARY E&S CONTROLS SHALL BE REMOVED. STABILIZATION SHALL BE CONSIDERED THE PLACEMENT OF BASE COURSE IN PAVED AREAS OR BY 75% OR MORE VEGETATION, UNIFORM COVERAGE, IN LAWN AREAS OR BY OTHER PERMANENT MEANS WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

## PCSM PLAN INSPECTION AND MAINTENANCE NOTES

1. THE EXISTING CAMPUS STORMWATER MANAGEMENT FACILITIES ARE OWNED, OPERATED, AND MAINTAINED BY JOHNSON & JOHNSON.
2. INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE PERFORMED AT LEAST SEMI-ANNUALLY BY JOHNSON & JOHNSON.
3. TYPICAL INSPECTION PROCEDURES OF FACILITIES LIKE THESE INCLUDE, BUT ARE NOT LIMITED TO, VERIFYING THAT:
   - -- EXCESSIVE EROSION HAS NOT OCCURRED ANYWHERE IN THE BMP LIMITS;
   - -- SIGNIFICANT SEDIMENTATION HAS NOT ACCUMULATED;
   - -- THE PERMANENT OUTLET STRUCTURE IS FREE FROM DEBRIS AND STRUCTURALLY STABLE.
4. TYPICAL MAINTENANCE PROCEDURES FOR INLETS WITH A SNOUT WATER QUALITY INSERT INCLUDE, BUT ARE NOT LIMITED TO:
   - -- POLLUTANTS COLLECTED BY A SNOUT EQUIPPED STRUCTURE WILL CONSIST OF FLOATABLE DEBRIS, TRASH, AND OILS FLOATING ON THE SURFACE OF THE CAPTURED WATER AND GRIT AND SEDIMENT ON THE BOTTOM OF STRUCTURE/SUMP.
   - -- THE INLET STRUCTURE SHALL BE CLEANED WHEN THE SUMP IS HALF FULL.
   - -- WHEN 6-INCHES OF FLOATABLE DEBRIS AND TRASH ACCUMULATE ON THE SURFACE OF THE STATIC WATER LEVEL, CLEAN AND REMOVE ACCUMULATED FLOATABLE DEBRIS AND TRASH.
   - -- STRUCTURES SHOULD BE CLEANED IF A SPILL OR OTHER EVENT CAUSES A LARGER THAN NORMAL ACCUMULATION OF POLLUTANTS IN THE STRUCTURE.
   - -- MAINTENANCE IS BEST ACCOMPLISHED USING A VACUUM TRUCK.
   - -- ALL COLLECTED WASTES AND POLLUTANTS MUST BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH LOCAL/STATE/FEDERAL ENVIRONMENTAL REQUIREMENTS.
   - -- TO MAINTAIN THE SNOUT HOODS THEMSELVES, AN ANNUAL INSPECTION OF THE ANTI-SIPHON VENT AND ACCESS HATCH ARE RECOMMENDED. A SIMPLE FLUSHING OF THE VENT, OR A GENTLE RODDING WITH A FLEXIBLE WIRE ARE ALL THAT'S TYPICALLY REQUIRED TO MAINTAIN THE ANTI-SIPHON PROPERTIES. OPENING AND CLOSING THE ACCESS HATCH ONCE A YEAR ENSURES A LIFETIME OF TROUBLE-FREE SERVICE.

## MATERIAL RECYCLING/ DISPOSAL REQUIREMENTS

1. PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEP'S SOLID WASTE MANAGEMENT REGULATIONS, AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
2. THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.
3. THE FOLLOWING MATERIALS ARE ANTICIPATED TO BE CONSTRUCTION WASTE: ASPHALT PAVING, CONCRETE PAVING/SPOILS, STEEL/IRON PIPING, PLASTIC PIPING AND EXCESS SOIL MATERIALS, SEDIMENT, BUILDING MATERIALS AND CONCRETE WASH WATER.
4. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN ON THE PROPERTY, DEMOLISHED OR EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE. MATERIALS SLATED FOR RECYCLING FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ANY AND ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENTAL AGENCY CURRENT REGULATIONS. DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE ON THE JOB-SITE. DUST AND DIRT SHALL BE HELD TO A MINIMUM DURING DEMOLITION, BY WETTING DOWN, AS REQUIRED. ON SITE BURNING OF MATERIALS WILL NOT BE PERMITTED. AT THE COMPLETION OF WORK, THE ENTIRE AREA INVOLVED WILL BE CLEAN AND LEFT IN A NEAT CONDITION, FREE OF RUBBISH. RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THIS PROJECT SITE SHALL BE UNDERTAKEN IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.
5. SEDIMENT REMOVED FROM CONTROL FACILITIES AS A PART OF REGULAR MAINTENANCE SHALL BE DISPOSED OF UPSLOPE OF THE CONTROL FACILITY.




NOTES:

1. TYPE "B" MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS.
2. FOR MANHOLES HAVING 5' DIA. AND 6' DIA. BASE, REDUCTION IN DIAMETER TO 4' SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL, WHERE DEPTH IS SUFFICIENT.
3. ALL MANHOLE FRAMES SHALL BE BOLTED TO THE CONE SECTION OR CONCRETE SLAB WITH 2- 3/4" DIA. BOLTS WITH WASHERS AND NUTS. BOLTS TO BE AT 180° ON THE BOLT CIRCLE.
4. SEE THE SPECIFICATIONS FOR LENGTH OF PIPE CONNECTIONS TO MANHOLES.
5. ALL CONCRETE SHALL BE 4000 PSI MINIMUM.
6. ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING, KOPPERS 300M, PENNOXY TAR 32-B-4, OR APPROVED EQUAL.
7. INSTALL 2 LAYERS PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS AND UNDER FRAME.
8. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C478 NOTES.
9. STEPS TO BE ALUMINUM ALLOY WITH DEPRESSED TREAD; STEEL REINFORCED POLYPROPYLENE IS OPTIONAL.
10. 4' DIA. MANHOLE – 8" TO 15" PIPES
    5' DIA. MANHOLE – 16" TO 27" PIPES
    6' DIA. MANHOLE – 30" TO 48" PIPES
11. WHEN 2 OR MORE GRADE ADJUSTMENT RINGS ARE USED, A WATERTIGHT PVC CONNECTOR SHALL BE INSTALLED BETWEEN THE FRAME AND THE CONE OR SLAB. CONNECTOR SHALL BE WATER-LOK CONNECTOR BFA ANTI-FLOATING BY A-LOK PRODUCTS INC. OR APPROVED EQUAL.
12. MANHOLES THAT RECEIVE FORCE MAIN DISCHARGE OR THAT ARE LOCATED ON INTERCEPTORS OR TRUNK SEWERS SHALL BE CONSTRUCTED WITH A PVC LINER.
13. WATERTIGHT JOINTS ARE TO BE MADE BETWEEN THE MANHOLE AND INLET/OUTLET PIPES VIA A-LOK CONNECTORS

8 CS.502 TYPE "A" STANDARD MANHOLE — NTS

**NOTE:**
THERE ARE NO KNOWN GEOLOGICAL FORMATION OR SOIL CONDITION THAT HAVE THE POTENTIAL TO CAUSE POLLUTION DURING EARTH DISTURBANCE ACTIVITIES. IF SUCH CONDITIONS ARE OBSERVED DURING CONSTRUCTION, THE CONTRACTOR IS TO NOTIFY AN ENGINEER TO REVIEW THE SITE AND EVALUATE THE POTENTIAL IMPACTS TO THE PROPOSED DEVELOPMENT.

## RESOLUTIONS TO LIMITATIONS

CUTBANKS CAVE: SHORE SLOPES, BANKS, AND EXCAVATIONS AS REQUIRED. COMPLY WITH OSHA AND ALL APPLICABLE SAFETY STANDARDS AND REGULATIONS.

CORROSIVE TO CONCRETE/STEEL: PROVIDE CORROSIVE TESTING OF IN-SITU SOILS IF REQUIRED BY LOCAL BUILDING CODE OFFICIAL. PROVIDE CORROSION PROTECTION.

DROUGHTY: PERFORM SOIL TESTS TO DETERMINE SUITABILITY OF EXISTING SOILS FOR REUSE AS TOPSOIL AND AMEND SOILS AS INDICATED BY TESTING.

EASILY ERODIBLE: SHORE SLOPES, BANKS, AND EXCAVATIONS AS REQUIRED. COMPLY WITH OSHA AND ALL APPLICABLE SAFETY STANDARDS AND REGULATIONS. STABLIZE IMMEDIATELY AFTER COMPLETION OF EARTHWORK.

FLOODING: HAVE BYPASS PUMPS AND FILTER BAGS AVAILABLE TO PUMP EXCAVATIONS AS REQUIRED.

DEPTH TO SATURATION ZONE/SEASONAL HIGH WATER TABLE: HAVE BYPASS PUMPS AND FILTER BAGS AVAILABLE TO PUMP EXCAVATIONS AS REQUIRED.

HYDRIC/HYDRIC INCLUSIONS: HAVE BYPASS PUMPS AND FILTER BAGS AVAILABLE TO PUMP EXCAVATIONS AS REQUIRED.

LOW STRENGTH/LANDSIDE PRONE: SHORE SLOPES, BANKS, AND EXCAVATIONS AS REQUIRED. COMPLY WITH OSHA AND ALL APPLICABLE SAFETY STANDARDS AND REGULATIONS.

SLOW PERCOLATION: PERFORM VERIFICATION INFILTRATION TESTS OF IN-SITU SOILS IF STORMWATER INFILTRATION BMPS ARE BEING INSTALLED. CONFIRM TESTING REQUIREMENT WITH DESIGNER.

PIPING: PROTECT EXCAVATIONS FROM FLOODING. BACKFILL TRENCHES SAME DAY OR COVER TRENCH. HAVE BYPASS PUMPS AND FILTER BAGS AVAILABLE TO PUMP EXCAVATIONS AS REQUIRED.

POOR SOURCE OF TOPSOIL: PERFORM SOIL TESTS TO DETERMINE SUITABILITY OF EXISTING SOILS FOR REUSE AS TOPSOIL AND AMEND SOILS AS INDICATED BY TESTING. STOCKPILE TOPSOILS AVAILABLE FOR REUSE ON THE PROJECT SITE.

FROST ACTION: PROVIDE SPECIFIED COMPACTION AND GRAVEL BASES/SUB-BASES TO PREVENT FROST ACTION UNDER PAVEMENTS, STRUCTURES, AND UTILITY TRENCHES

SHRINK/SWELL: PERFORM GEO-TECHNICAL INVESTIGATION OF THE PROJECT SITE TO DETERMINE THE PRESENCE OF SHRINK/SWELL SUSCEPTIBLE SOILS. GEO-TECHNICAL INVESTIGATION SHALL BE CERTIFIED BY A PROFESSIONAL GEO-TECHNICAL ENGINEER OR GEOLOGIST.

POTENTIAL SINKHOLES: PERFORM GEO-TECHNICAL INVESTIGATION OF THE PROJECT SITE TO DETERMINE THE PRESENCE OF SINK HOLES, LIMESTONE/KARST/CARBONATE GEOLOGY OR SOILS. GEO-TECHNICAL INVESTIGATION SHALL BE CERTIFIED BY A PROFESSIONAL GEO-TECHNICAL ENGINEER OR GEOLOGIST.

PONDING: HAVE BYPASS PUMPS AND FILTER BAGS AVAILABLE TO PUMP EXCAVATIONS AS REQUIRED.

WETNESS: HAVE BYPASS PUMPS AND FILTER BAGS AVAILABLE TO PUMP EXCAVATIONS AS REQUIRED.

WINTER GRADING: AVOID GRADING IN WINTER. IF GRADING IS NECESSARY, STABILIZE IMMEDIATELY.
DWELLING WITH BASEMENTS & SUBDIVISION STREETS: HAVE BYPASS PUMPS AVAILABLE DURING CONSTRUCTION.
IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION, PUMP THE ENCOUNTERED WATER TO THE CLOSEST SEDIMENT TRAP/BASIN.

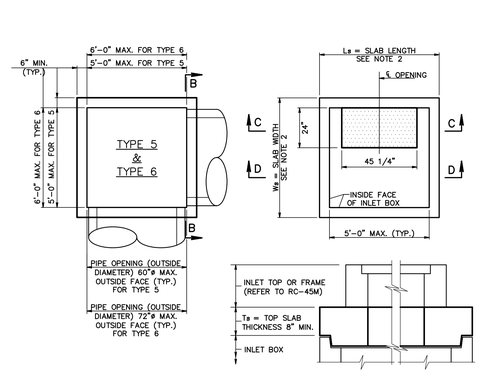
**SOILS LEGEND BASED ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY**

| SYMBOL | MAPPING UNITS | SLOPE | LAND CAPBLTY | HYDRIC SOIL | HYDRO GROUP | DEPTH TO BEDROCK | DEPTH TO WATER TABLE | LIMITATIONS FOR CONSTRUCTION |
|---|---|---|---|---|---|---|---|---|
| AbA | ABBOTTSTOWN SILT LOAM | 0-3% | 3w | PARTIAL | C | 40"- 60" | 6"-18" | CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| LeA | LAWRENCEVILLE SILT LOAM | 0-3% | 2w | PARTIAL | C | 48"- 99" | 18"-36" | CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, FROST ACTION, WETNESS |
| UdtB | UDORTHENTS, SHALE AND SANDSTONE | 0-8% | 7s | PARTIAL | A | 20"- 99" | 60" | CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION |
| UgB | URBAN LAND | 0-8% | 8s | NOT HYDRIC | NOT CLASSIFIED* | 10"- 98" | 60" | DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, FROST ACTION |
| UusB | URBAN LAND-UDORTHENTS SHALE/SANDSTONE COMPLEX | 0-8% | 8s | NOT HYDRIC | NOT CLASSIFIED* | 10"- 99" | 60" | DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, FROST ACTION |

*HYDROLOGIC SOIL GROUP 'C' USED IN HYDROLOGY CALCULATIONS

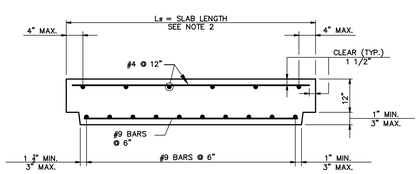
## CHAPTER 93 -SURFACE WATER CLASSIFICATION

RECEIVING WATER NAME: OAK TERRACE RUN PART OF LITTLE NESHAMINY CREEK,
CHAPTER 93 EXISTING/ DESIGNATED USE: WWF & MF




SECTION C-C w/ SHIPLAP JOINT
NOTE: GRADE ADJUSTMENT RINGS NOT SHOWN

**NOTE:**
1. REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-46M, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET BOX CONSTRUCTION.
2. OUT TO OUT DIMENSIONS OF TOP SLABS TO MATCH SIZE OF INLET BOX.
3. SET EDGE OF OPENING AT INSIDE FACE OF INLET BOX FOR ACCESS, IF POSSIBLE.




SECTION D-D w/ SHIPLAP JOINT
(ADDITIONAL REINFORCEMENT NOT SHOWN, SEE RC-46M)

9 CS.502 PRECAST CONCRETE INLET BOX - TYPE 5 AND TYPE 6 — NTS

## GENERAL NOTES:

NOT FOR CONSTRUCTION

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West Mifflin, Pennsylvania
15122 – 1078
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

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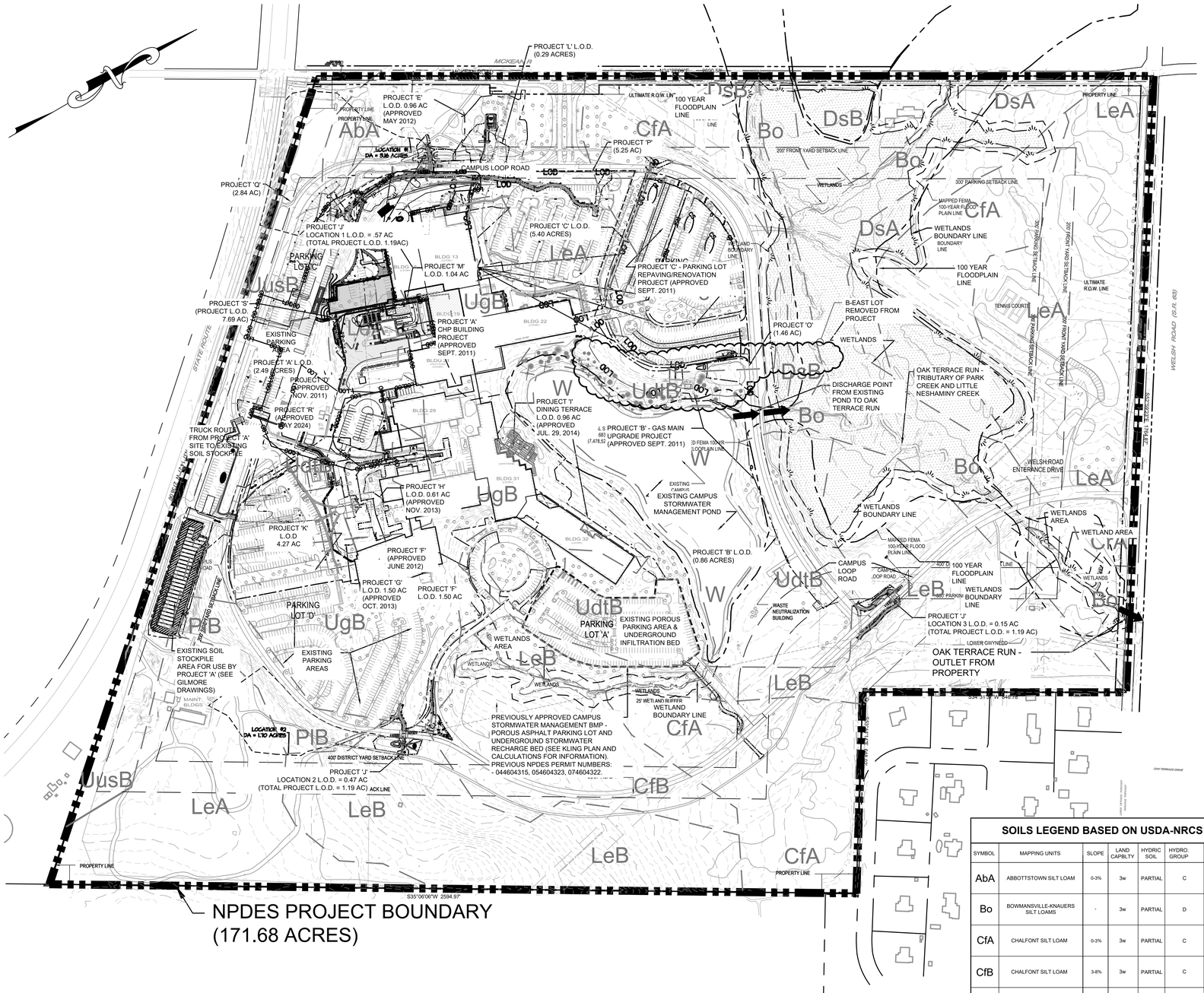
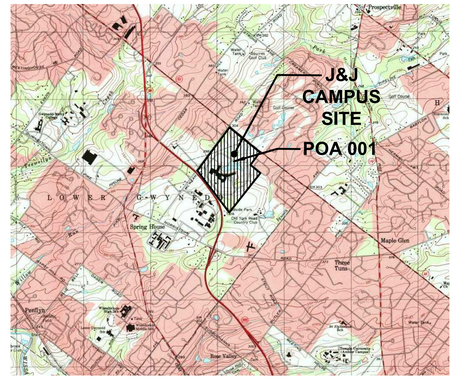
PLAN PREPARER:
GILMORE & ASSOCIAT




1 CE-10-06 EROSION AND SEDIMENT CONTROL PLAN

PLAN

1" = 150'




**USGS MAP - AMBLER, PA QUADRANGLE**

SCALE: NTS

## PLAN LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREE
- EXISTING TREE LINE / WOODS
- EXISTING WETLAND LINE AND AREA
- 100-YEAR FLOODPLAIN LINE
- EXISTING POND EDGE AND WATER LINE
- EXISTING STORM SEWER INLET AND PIPE
- SOIL TYPE AND BOUNDARY
- NPDES PERMIT BOUNDARY
- LIMIT OF DISTURBANCE
- TEMPORARY STABILIZED GRAVEL CONSTRUCTION ENTRANCE
- SF — 18" HT. SILT FENCING
- RSF — 30" HT. REINFORCED SILT FENCING
- SSF — SUPER SILT FENCING
- CS — COMPOST SOCK
- GRAVEL BERM
- EROSION CONTROL MATTING
- TP — TREE PROTECTION FENCING
- X — CHAIN-LINK TEMPORARY CONSTRUCTION SAFETY FENCING
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION LINE
- PCA 001 — DISCHARGE POINT

## SOILS LEGEND BASED ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

| SYMBOL | MAPPING UNITS | SLOPE | LAND CAPBLTY | HYDRIC SOIL | HYDRO. GROUP | DEPTH TO BEDROCK | DEPTH TO WATER TABLE | LIMITATION FOR CONSTRUCTION |
|---|---|---|---|---|---|---|---|---|
| AbA | ABBOTTSTOWN SILT LOAM | 0-3% | 3w | PARTIAL | C | 40"- 60" | 6"- 18" | CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| Bo | BOWMANSVILLE-KNAUERS SILT LOAMS | - | 3w | PARTIAL | D | 72"- 99" | 0"- 18" | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, FLOODING, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| CfA | CHALFONT SILT LOAM | 0-3% | 3w | PARTIAL | C | 42"- 99" | 6"- 18" | CUTBANKS CAVE, EASILY ERODIBLE, COROSIVE TO CONCRETE/STEEL, FLOODING, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| CfB | CHALFONT SILT LOAM | 3-8% | 3w | PARTIAL | C | 42"- 99" | 6"- 18" | CUTBANKS CAVE, EASILY ERODIBLE, COROSIVE TO CONCRETE/STEEL, FLOODING, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| CrA | CROTON SILT LOAM | 0-3% | 4w | HYDRIC | D | 40"- 60" | 0"- 6" | CUTBANKS CAVE, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, PONDING, WETNESS |
| DsA | DOYLESTOWN SILT LOAM | 0-3% | 4w | HYDRIC | D | 60"- 72" | 0"- 6" | CUTBANKS CAVE, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, PONDING, WETNESS |
| DsB | DOYLESTOWN SILT LOAM | 3-8% | 4w | HYDRIC | D | 60"- 72" | 0"- 6" | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, DROUGHTY, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| LeA | LAWRENCEVILLE SILT LOAM | 0-3% | 2w | PARTIAL | C | 48"- 99" | 18"- 36" | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, FROST ACTION, WETNESS |
| LeB | LAWRENCEVILLE SILT LOAM | 3-8% | 2e | PARTIAL | C | 48"- 99" | 18"- 36" | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, FROST ACTION, WETNESS |
| PIB | PENN-LANSDALE COMPLEX | 3-8% | 2e | NOT HYDRIC | C | 20" - 40" | 80" + | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, DROUGHTY, EASILY ERODIBLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| UdtB | UDORTHENTS, SHALE AND SANDSTONE | 0-8% | 7s | PARTIAL | A | 20" - 99" | 60" | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, DROUGHTY, EASILY ERODIBLE, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION |
| UgB | URBAN LAND | 0-8% | 8s | NOT HYDRIC | NOT CLASSIFIED* | 10" - 98" | - | DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, FROST ACTION. |
| UroB | URBAN LAND - LAWRENCEVILLE COMPLEX | 0-8% | 8s | PARTIAL | NOT CLASSIFIED* | 10" - 99" | - | CUTBANKS CAVE, COROSIVE TO CONCRETE/STEEL, DROUGHTY, EASILY ERODIBLE, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION |
| UusB | URBAN LAND-UDORTHENTS, SHALE/SANDSTONE COMPLEX | 0-8% | 8s | NOT HYDRIC | NOT CLASSIFIED* | 10" - 99" | - | DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, FROST ACTION. |
| W | WATER | | | | | | | |

*HSG "C" USED IN HYDROLOGY CALCULATIONS FOR URBAN LAND

150 0 150 300
SCALE IN FEET
1"=150'

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811 PA ONE CALL

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**PA ONE-CALL SERIAL NUMBER: 20250551712**

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PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT VEGETATION NUMBER 002685

kselger@gilmore-assoc.com
267-274-2234

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Jeffrey J. Kelley ENGINEER PE092858

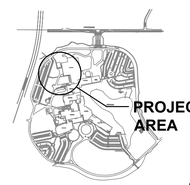
jkelley@gilmore-assoc.com
267-314-8505

Civil Engineer/Landscape Architect:
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


| VENDOR PROJ. NO. | | |
|---|---|---|
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
| E | 17JUL2025 | ISSUE FOR BID - STRUCTURAL |
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |
| NO. | DATE | ISSUE/REVISON DESCRIPTION |

ISSUES/REVISIONS

KEY PLAN




Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

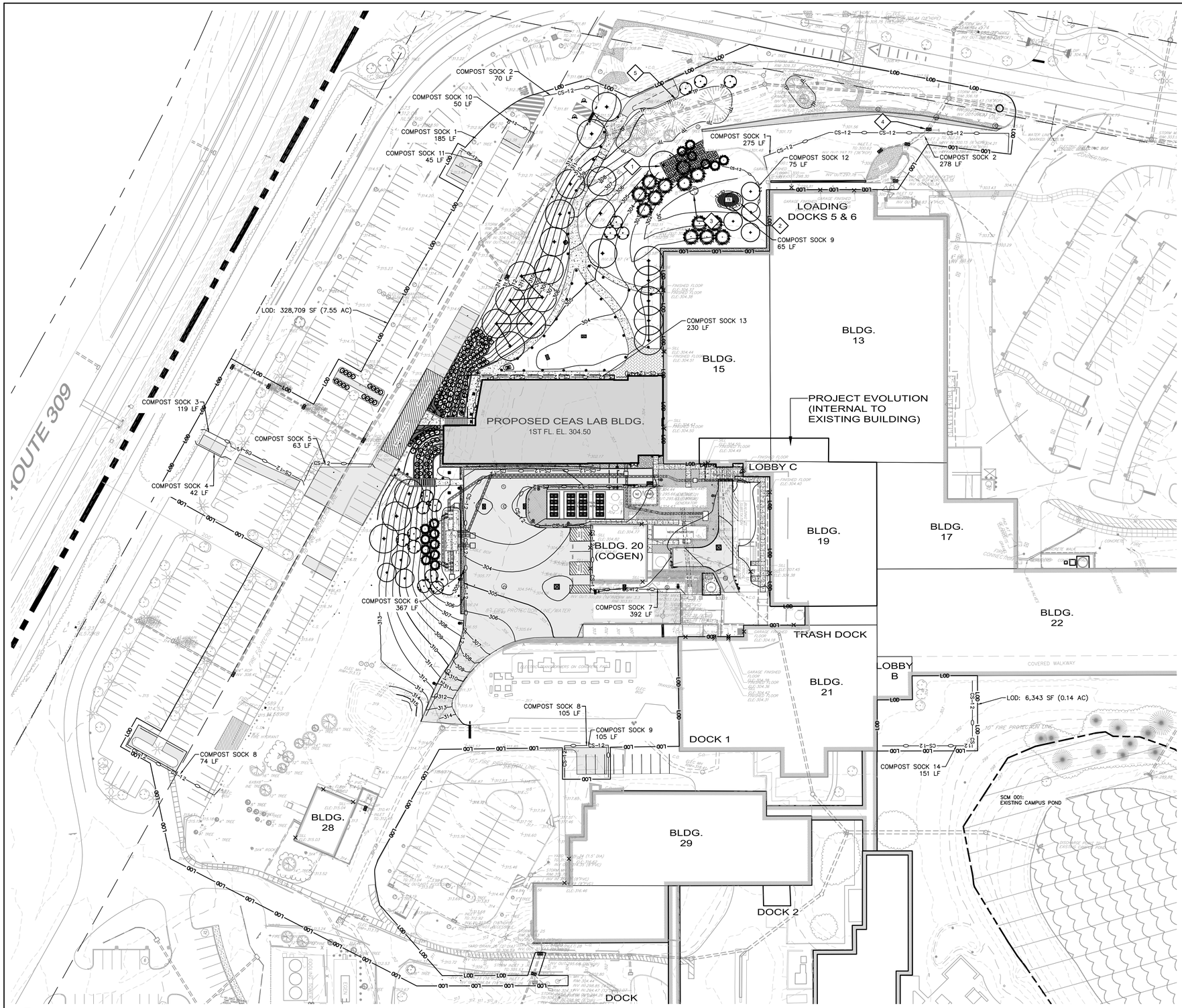
| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

OVERALL EROSION AND SEDIMENT CONTROL PLAN

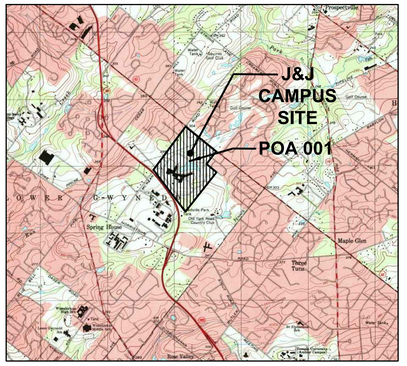
| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CE-10-06 | I |
| | SHEET NO. 17 OF 32 | |

LIFECYCLE STATE: N/A SCALE: 1"=150'




1 CE-10-07 EROSION AND SEDIMENT CONTROL PLAN

1" = 40'




## USGS MAP - AMBLER, PA QUADRANGLE

SCALE: NTS

## EXISTING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SPOT ELEVATION
- TREE LINE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- SETBACK LINE
- GUIDE RAIL
- ELECTRIC LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY LINE
- SANITARY LATERAL
- STORM LINE
- TELEPHONE LINE
- WATER LINE
- WATER LATERAL
- EXISTING EASEMENT
- CONCRETE MONUMENT FND
- IRON PIN FOUND
- BOLLARD
- DETECTABLE WARNING SURFACE
- SANITARY MANHOLE
- CLEAN OUT
- STORM INLET
- STORM MANHOLE
- GAS MANHOLE
- GAS VALVE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- MONITORING WELL
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- GUY
- MAILBOX
- LIGHT STANDARD
- CONIFER TREE
- DECIDUOUS TREE
- TREE STUMP
- PIERS

## E&S LEGEND

- 12" COMPOST SOCK (TYP.) (±1,302 LF)
- LIMIT OF DISTURBANCE (±335,052 SF OR 7.69 AC)
- PROJECT SITE BOUNDARY (171.68 AC)
- TP — TREE PROTECTION FENCE
- TS — TOPSOIL STOCKPILE WITH 12" COMPOST SOCK (±65 LF)
- CONCRETE WASHOUT STATION
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE

## PLAN LEGEND

- PROPOSED CONCRETE
- PROPOSED FULL DEPTH ASPHALT PAVING
- PROPOSED TYPE-C INLET
- PROPOSED 4x4 INLET
- PROPOSED 2x2 INLET
- PROPOSED OUTLET STRUCTURE
- PROPOSED STORMWATER MANHOLE
- 18" INLET
- PROPOSED STORM PIPE

## E&S PLAN KEY NOTES

1. ROCK CONSTRUCTION ENTRANCE
2. TOPSOIL STOCKPILE
3. CONCRETE WASHOUT
4. INLET PROTECTION, TYP.
5. TREE PROTECTION

SCALE: 40 0 40 80 — IN FEET — 1"=40'

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1076

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA–ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.

## GENERAL NOTES:

NOT FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1076

811

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PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

Locations of existing underground utilities/facilities shown hereon have been developed from records, field markouts by utility owners, and/or above-ground observation of the site. No excavations were performed in the preparation of these drawings; therefore all utilities shown should be considered approximate in location, depth, and size. The potential exists for other underground utilities/facilities to be present which are not shown on the drawings. Only the visible locations of underground utilities/facilities at the time of field survey shall be considered true and accurate. Completeness or accuracy of underground utilities/facilities are not guaranteed by Gilmore & Associates Inc.

All contractors working on this project shall verify location and depth of all underground utilities/facilities prior to start of work and shall comply with the requirements of P.L. 852, No. 287 December 10, 1974 as last amended on October 9, 2008, Pennsylvania Act 121. Gilmore & Associates inc. has obtained a pa-one call serial number as noted hereon for design purposes only.


PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

PENNSYLVANIA COMMONWEALTH OF REGISTERED LANDSCAPE ARCHITECT VINCENT M. SMEDLEY REGISTRATION NUMBER LA002483

kselger@gilmore-assoc.com
267-274-2234

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Jeffrey J. Kelley ENGINEER PE092188

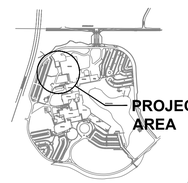
jkelley@gilmore-assoc.com
267-314-8505

Civil Engineer/Landscape Architect:
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


| NO. | DATE | ISSUE/REVISION DESCRIPTION |
|---|---|---|
| VENDOR PROJ. NO. | | |
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
| E | 17JUL2025 | ISSUE FOR BID - STRUCTURAL |
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |

ISSUES/REVISIONS

KEY PLAN



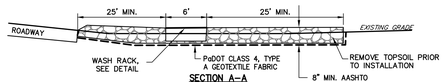

Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

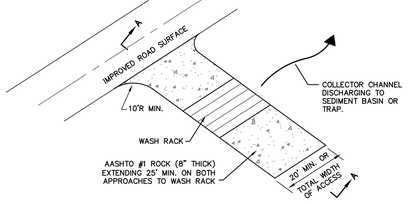
DRAWING TITLE

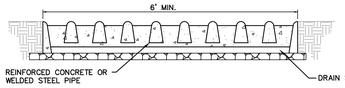
# EROSION AND SEDIMENT CONTROL PLAN

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CE-10-07 | I |
| | SHEET NO. 18 OF 32 | |
| LIFECYCLE STATE: N/A | SCALE: 1"=40' | |




SECTION A-A




WASH RACK SHALL BE 20 FEET (MIN) WIDE OR TOTAL WIDTH OF ACCESS

WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.

A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.

MAINTENANCE:

ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE.

DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK.

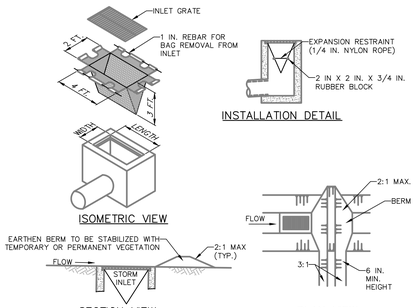
AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROAD DITCHES, SEWERS, CULVERTS OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

## ROCK CONSTRUCTION ENTRANCE W/ WASH RACK

NOT TO SCALE

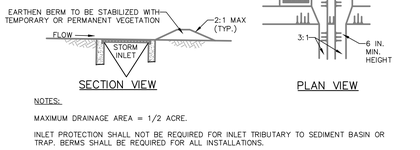
## 1 CE-501 ROCK CONSTRUCTION ENTRANCE

DETAIL — NTS

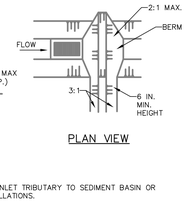



INSTALLATION DETAIL

ISOMETRIC VIEW




SECTION VIEW




PLAN VIEW

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

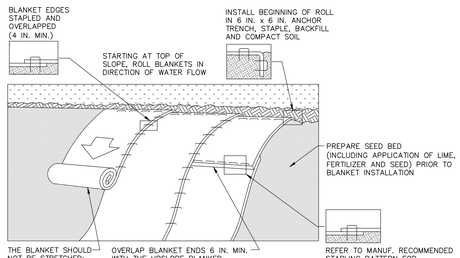
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

## 2 CE-501 FILTER BAG INLET PROTECTION-TYPE M INLET

DETAIL — NTS




NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

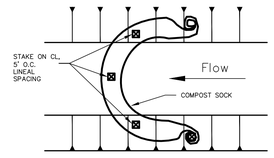
BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

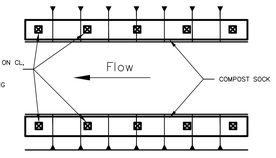
BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

## 3 CE-501 EROSION CONTROL BLANKET INSTALLATION

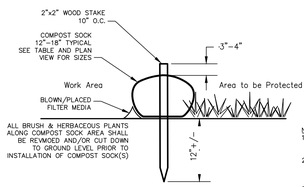
DETAIL — NTS



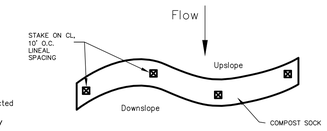

PLAN VIEW: CHECK DAM INSTALLATION




PLAN VIEW: SWALE EDGE PROTECTION




SECTION VIEW: COMPOST SOCK INSTALLATION




PLAN VIEW: SLOPE PROTECTION

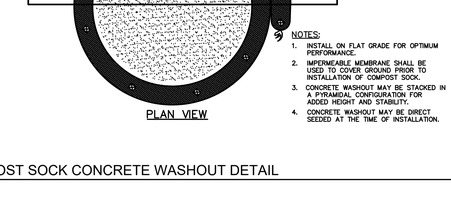
NOTES:

1. COMPOST SOCK SHALL BE "SILTSOXX" AS MANUFACTURED BY FILTREXX INTERNATIONAL (www.filtrexx.com) OR EQUAL PRODUCT BY OTHER MANUFACTURER.
2. INFILL MATERIAL SHALL BE WEED FREE COMPOST DERIVED FROM WELL-DECOMPOSED ORGANIC MATTER. COMPOST SHALL BE PRODUCED USING AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS.
3. UPON COMPLETION OF THE PROJECT, COMPOST MATERIAL SHALL BE MIXED WITH ONSITE SOIL/TOPSOIL AND SPREAD ON THE SITE AS DETAILED IN SEEDING AND MULCHING SCHEDULE.
4. COMPOST SOCKS SHALL BE PLACED AT LEVEL GRADE AND BOTH ENDS EXTENDED 8" MIN. UP SLOPE AT 45° ANGLE.
5. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ½ THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED OF IN APPROVED UPLAND AREA

| COMPOST FILTER SOCKS | | | | |
|---|---|---|---|---|
| SOCK NO. | DIA NO. | LOCATION | SLOPE % | SLOPE LENGTH |
| CS-1 | 12 | SEE SHEET CE-10-07 | 3.85% | 127' |
| CS-2 | 12 | SEE SHEET CE-10-07 | 8.32% | 111' |
| CS-3 | 12 | SEE SHEET CE-10-07 | 2.00% | 205' |
| CS-4 | 12 | SEE SHEET CE-10-07 | 9.72% | 128' |
| CS-5 | 12 | SEE SHEET CE-10-07 | 5.39% | 273' |
| CS-6 | 12 | SEE SHEET CE-10-07 | 4.00% | 24' |

## 4 CE-501 COMPOST FILTER SOCK

DETAIL — NTS




PLAN VIEW

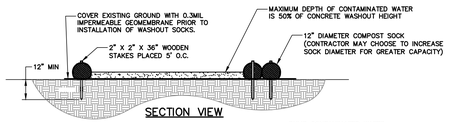
SECTION A-A

CONSTRUCTION & MAINTENANCE NOTES:

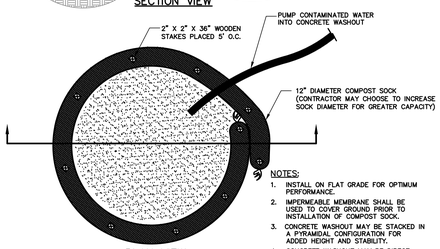
1. MAXIMUM DRAINAGE AREA = 1 ACRE
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.
3. TOP OF BLOCK SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD.
4. SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
5. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, WITH THE ENDS OF ADJACENT BLOCKS ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING COMBINATIONS OF 4", 8", AND 12" WIDE BLOCKS. THE BARRIER OF BLOCKS SHALL BE AT LEAST 12" HIGH AND NO GREATER THAN 24" HIGH.
6. WIRE SCREEN SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. HARDWARE CLOTH OR COMPARABLE WIRE SCREEN WITH 1/4 INCH OPENINGS SHALL BE USED.
7. STONE SHALL BE FILED AGAINST THE WIRE TO THE TOP OF THE BLOCK BARRIER AS SHOWN. 2B STONE OR AASHTO No. 57 STONE SHALL BE USED.
8. CATCH BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS TO EACH ARE STABILIZED.
9. FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6" THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 (E&S MANUAL 2012).

## 5 CE-501 STONE & CONCRETE BLOCK INLET PROTECTION

DETAIL — NTS




SECTION VIEW



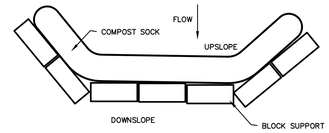

NOTES:

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. IMPERMEABLE MEMBRANE SHALL BE USED TO COVER GROUND PRIOR TO INSTALLATION OF COMPOST SOCK.
3. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
4. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.

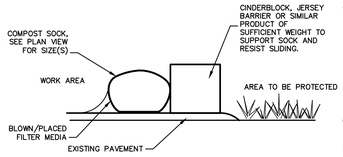
PLAN VIEW

## 6 CE-501 COMPOST SOCK CONCRETE WASHOUT DETAIL

DETAIL — NTS




PLAN VIEW: SLOPE PROTECTION ON PAVEMENT




SECTION VIEW: COMPOST SOCK INSTALLATION

NOTES:

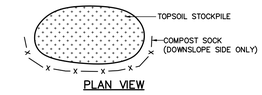
1. COMPOST SOCK SHALL BE "SILTSOXX" AS SUPPLIED BY MCS INC. (1971 N. BLACK HORSE PIKE, WILLIAMSTOWN, NJ 08094, 856-629-1044, www.mcsinc.com) OR EQUAL PRODUCT BY OTHER MANUFACTURER.
2. FOR INSTALLATIONS ON EXISTING PAVEMENT, CINDER BLOCKS ON DOWNSTREAM SIDE MAY BE USED IN LIEU OF WOOD STAKES TO ANCHOR THE SOCKS.
3. UPON COMPLETION OF THE PROJECT, COMPOST MATERIAL SHALL BE MIXED WITH ONSITE SOIL/TOPSOIL AND SPREAD ON THE SITE AS DETAILED IN SEEDING AND MULCHING SCHEDULE.
4. SOCK FABRIC SHALL BE 5mil PHOTO-DEGRADABLE, HDPE FOR INSTALLATIONS LESS THAN 9 MONTHS. FOR PROJECTS WITH LONGER DURATIONS, SOCKS SHALL BE MULTI-FILAMENT POLYPROPYLENE FABRIC.
5. INFILL MATERIAL SHALL BE WEED FREE COMPOST DERIVED FROM WELL-DECOMPOSED ORGANIC MATTER. COMPOST SHALL BE PRODUCED USING AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS. COMPOST MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

| | |
|---|---|
| ORGANIC MATTER CONTENT | 25% - 100% |
| ORGANIC PORTION | FIBROUS & ELONGATED |
| pH | 5.5 - 8.5 |
| MOISTURE CONTENT | 30% - 60% |
| PARTICLE SIZE | 30-50% PASS 3/8" SIEVE |
| SOLUBLE SALT | 5.0 dS/m MAXIMUM |

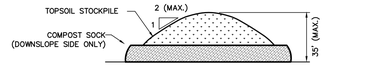
6. COMPOST SOCKS SHALL BE PLACED AT LEVEL GRADE AND BOTH ENDS EXTENDED 8" MIN. UP SLOPE AT 45° ANGLE.
7. ACCUMULATED SEDIMENT SHALL BE REMOVED WHENIT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED OF IN APPROVED UPLAND AREA.

## 7 CE-501 COMPOST FILTER SOCK ON PAVEMENT

DETAIL — NTS




PLAN VIEW




PROFILE

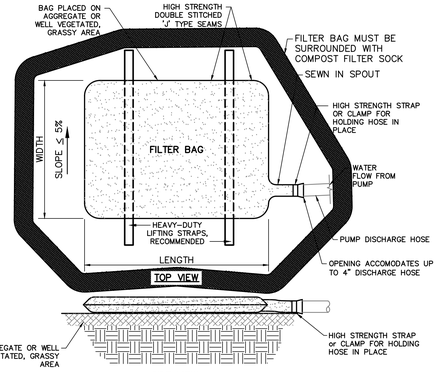
SEDIMENT BARRIER MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING & MULCH TO ALL STOCKPILES.

## TOPSOIL STOCKPILE AREA DETAIL

NOT TO SCALE

## 8 CE-501 TOPSOIL STOCKPILE DETAIL

DETAIL — NTS




SIDE VIEW

FILTER BAG TO BE USED WHEN/IF WATER PONDS IN EXCAVATIONS.

1. LOW VOLUME FILTER BAGS SHALL BE MADE OF NON-WOVEN GEOTEXTILE WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES MEETING THE FOLLOWING STANDARDS:

| PROPERTY | TEST METHOD | MINIMUM STANDARD |
|---|---|---|
| AVG. WIDTH STRENGTH | ASTM D-4884 | 60 LB/IN |
| GRAB TENSILE | ASTM D-4632 | 205 LB |
| PUNCTURE | ASTM D-4833 | 110 LB |
| MULLEN BURST | ASTM D-3786 | 350 PSI |
| UV RESISTANCE | ASTM D-4355 | 70% |
| AOS % RETAINED | ASTM D-4751 | 80 SIEVE |

2. PLACE FILTER BAGS ON STABLE OR WELL-VEGETATED AREAS WHICH ARE FLATTER THAN 5% SLOPE AND SHALL DISCHARGE ONTO STABLE, EROSION RESISTANT GROUND. WHERE THIS IS NOT POSSIBLE, GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED.
3. PUMP DISCHARGE HOSE SHALL BE INSERTED INTO BAG IN MANNER SPECIFIED BY MANUFACTURER AND SECURELY CLAMPED INTO FILTER BAG. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
4. LIMIT PUMPING TO 750 GPM OR 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE, WHICHEVER IS LESS. PUMP INTAKE SHALL BE FLOATING AND SCREENED.
5. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL PROBLEM IS CORRECTED.
6. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY IS REQUIRED FOR DISPOSAL PURPOSES. WHEN SEDIMENT FILLS 1/2 THE VOLUME OF A FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE AND REPLACE WITH NEW BAG IMMEDIATELY. PROPERLY DISPOSE OF SPENT BAGS WITH THEIR SEDIMENTS.
7. THE DISCHARGE FROM THE FILTER BAG SHOULD NOT PASS THROUGH A DISTURBED AREA OR CAUSE AN EROSION PROBLEM DOWN SLOPE.
8. THE SEDIMENT FILTER BAG MUST BE SURROUNDED BY A COMPOST FILTER SOCK FOR THIS PROJECT SITE.

## 9 CE-501 SEDIMENT FILTER BAG FOR PUMPED WATER

DETAIL — NTS

## GENERAL NOTES:

NOT FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

Locations of existing underground utilities/facilities shown hereon have been developed from records, field markouts by utility owners, and/or above-ground observation of the site. No excavations were performed in the preparation of these drawings; therefore all utilities shown should be considered approximate in location, depth, and size. The potential exists for other underground utilities/facilities to be present which are not shown on the drawings. Only the visible locations of underground utilities/facilities at the time of field survey shall be considered true and accurate. Completeness or accuracy of underground utilities/facilities are not guaranteed by Gilmore & Associates Inc.

All contractors working on this project shall verify location and depth of all underground utilities/facilities prior to start of work and shall comply with the requirements of P.L. 852, No. 287 December 10, 1974 as last amended on October 9, 2008, Pennsylvania Act 121. Gilmore & Associates inc. has obtained a pa-one call serial number as noted hereon for design purposes only.


PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

COMMONWEALTH OF PENNSYLVANIA — REGISTERED LANDSCAPE ARCHITECT — VOCATIONAL CERTIFICATION NUMBER 002685

kselger@gilmore-assoc.com
267-274-2234

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Corey J. Kelley — ENGINEER — PE092858

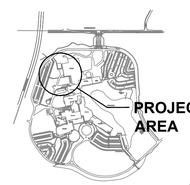
jkelley@gilmore-assoc.com
267-314-8505

Civil Engineer/Landscape Architect:
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


| VENDOR PROJ. NO. | | |
|---|---|---|
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
| E | 17JUL2025 | ISSUE FOR BID - STRUCTURAL |
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |
| NO. | DATE | ISSUE/REVISON DESCRIPTION |

ISSUES/REVISIONS

KEY PLAN




Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

## EROSION AND SEDIMENT CONTROL DETAILS

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CE-501 | I |
| | SHEET NO. 19 OF 32 | |

LIFECYCLE STATE: N/A — SCALE:

## PLANNING AND DESIGN:

THE PROJECT WENT THROUGH A PLANNING AND DESIGN PROCESS TO EVALUATE THE PROPOSED IMPROVEMENTS AND THEIR POTENTIAL IMPACTS. THE PROJECT WAS DESIGNED TO PROVIDE THE FOLLOWING MEASURES TO LIMIT NEGATIVE IMPACTS TO THE ENVIRONMENT:

- THE DESIGN MINIMIZES THE EXTENT AND DURATION OF EARTH DISTURBANCE. THE PLAN PROVIDES A LIMIT OF DISTURBANCE AND CONSTRUCTION SEQUENCE TO LIMIT THE EXTENT AND DURATION OF EARTH DISTURBANCE.

- THE DESIGN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE PROPOSED IMPROVEMENTS MAINTAIN THE EXISTING DRAINAGE PATTERNS AND PROVIDE AN OVERALL REDUCTION IN STORMWATER FLOWS THROUGH THE USE OF THE EXISTING CAMPUS POND. THE IMPACT TO EXISTING VEGETATION IS MINIMAL.

- THE DESIGN MINIMIZES SOIL COMPACTION. ALL AREAS TO BE SEEDED SHALL BE CLEARED OF ALL REMAINING DEBRIS AND VEGETATION AND TILLED TO A MINIMUM DEPTH OF FOUR INCHES. ALL PREVIOUSLY SEEDED AREAS ARE TO BE FINELY RAKED.

- THE DESIGN UTILIZES MEASURES AND CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF. ALL AREAS FLOW TO THE EXISTING WET POND. THE WET POND WAS DESIGNED WITH THE MASTER PLAN OF A 100% IMPERVIOUS CAMPUS. THE PROPOSED IMPROVEMENTS FALL WITHIN THE 100% IMPERVIOUS MASTER PLAN. ULTIMATELY, THE STORMWATER RUNOFF FROM THE PROPOSED IMPROVEMENT AREAS WILL BE MANAGED BY THE WET POND. THERE IS NO ANTICIPATED RUNOFF DOWNSTREAM OF THE PROPERTY.

## GENERAL NOTES:

1. NO INFILTRATION TESTING WAS PERFORMED AS NO INFILTRATION BMPS ARE PROPOSED FOR THIS PROJECT. THE SITE POND WILL BE USED FOR THE PCSM BMP.
2. THERE ARE NO KNOWN AREAS OF HQ OR EV WATERSHEDS ON THIS PROPERTY THEREFORE IT WILL NOT REQUIRE ANTIDEGRADATION ANALYSIS, EVALUATION OF NON-DISCHARGING ALTERNATIVES, ABACT, OR THE IMPLEMENTATION OF NON-DISCHARGE AND ABACT BMP's FOR E&S AND PCSM.
3. THERE ARE WETLANDS WITHIN THE NPDES PERMIT BOUNDARY BUT OUTSIDE OF THE LIMIT OF DISTURBANCE.
4. THERE ARE NO KNOWN GEOLOGICAL FORMATIONS OR SOIL CONDITIONS THAT HAVE THE POTENTIAL TO CAUSE POLLUTION DURING EARTH DISTURBANCE ACTIVITIES.
5. ALL PROJECT WASTE FOR DEMOLITION ACTIVITIES TO BE DISPOSED OF IN ACCORDANCE WITH MATERIAL RECYCLING/ DISPOSAL REQUIREMENTS.
6. THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS ONSITE OR WITHIN THE SURROUNDING AREA.

**SOILS LEGEND BASED ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY**

| SYMBOL | MAPPING UNITS | SLOPE | LAND CAPABLITY | HYDRIC SOIL | HYDRO GROUP | DEPTH TO BEDROCK | DEPTH TO | LIMITATIONS FOR CONSTRUCTION |
|---|---|---|---|---|---|---|---|---|
| AbA | ABBOTTSTOWN SILT LOAM | 0-3% | 3w | PARTIAL | C | 40"- 60" | WATER TABLE 40"-18" | CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRICHYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS |
| LeA | LAWRENCEVILLE SILT LOAM | 0-3% | 2w | PARTIAL | C | 48"- 99" | 18"-36" | CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRICHYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, FROST ACTION, WETNESS |
| UdtB | UDORTHENTS, SHALE AND SANDSTONE | 0-8% | 7s | PARTIAL | A | 20"- 99" | | CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, ERODIBLITY, EASILY ERODIBLE, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION |
| UgB | URBAN LAND | 0-8% | 8s | NOT HYDRIC | NOT CLASSIFIED* | 10"- 99" | 60" | DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, FROST ACTION |
| UusB | URBAN LAND-UDORTHENTS SHALE/SANDSTONE COMPLEX | 0-8% | 8s | NOT HYDRIC | NOT CLASSIFIED* | 10"- 99" | 60" | DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, FROST ACTION |

*HYDROLOGIC SOIL GROUP 'C' USED IN HYDROLOGY CALCULATIONS

NOTE:

THERE ARE NO KNOWN GEOLOGICAL FORMATION OR SOIL CONDITIONS THAT HAVE THE POTENTIAL TO CAUSE POLLUTION DURING EARTH DISTURBANCE ACTIVITIES. IF SUCH CONDITIONS ARE OBSERVED DURING CONSTRUCTION, THE CONTRACTOR IS TO NOTIFY AN ENGINEER TO REVIEW THE SITE AND EVALUATE THE POTENTIAL IMPACTS TO THE PROPOSED DEVELOPMENT.

## RESOLUTIONS TO LIMITATIONS:

CUTBANKS CAVE: SHORE SLOPES, BANKS, AND EXCAVATIONS AS REQUIRED. COMPLY WITH OSHA AND ALL APPLICABLE SAFETY STANDARDS AND REGULATIONS.

CORROSIVE TO CONCRETE/STEEL: PROVIDE CORROSIVE TESTING OF IN-SITU SOILS IF REQUIRED BY LOCAL BUILDING CODE OFFICIAL. PROVIDE CORROSION PROTECTION.

DROUGHTY: PERFORM SOIL TESTS TO DETERMINE SUITABILITY OF EXISTING SOILS FOR REUSE AS TOPSOIL AND AMEND SOILS AS INDICATED BY TESTING.

EASILY ERODIBLE: SHORE SLOPES, BANKS, AND EXCAVATIONS AS REQUIRED. COMPLY WITH OSHA AND ALL APPLICABLE SAFETY STANDARDS AND REGULATIONS. STABILIZE IMMEDIATELY AFTER COMPLETION OF EARTHWORK.

FLOODING: HAVE BYPASS PUMPS AND FILTER BAGS AVAILABLE TO PUMP EXCAVATIONS AS REQUIRED.

DEPTH TO SATURATION ZONE/SEASONAL HIGH WATER TABLE: HAVE BYPASS PUMPS AND FILTER BAGS AVAILABLE TO PUMP EXCAVATIONS AS REQUIRED.

HYDRIC/HYDRIC INCLUSIONS: HAVE BYPASS PUMPS AND FILTER BAGS AVAILABLE TO PUMP EXCAVATIONS AS REQUIRED.

LOW STRENGTH/LANDSIDE PRONE: SHORE SLOPES, BANKS, AND EXCAVATIONS AS REQUIRED. COMPLY WITH OSHA AND ALL APPLICABLE SAFETY STANDARDS AND REGULATIONS.

SLOW PERCOLATION: PERFORM VERIFICATION INFILTRATION TESTS OF IN-SITU SOILS IF STORMWATER INFILTRATION BMPS ARE BEING INSTALLED. CONFIRM TESTING REQUIREMENT WITH DESIGNER.

PIPING: PROTECT EXCAVATIONS FROM FLOODING. BACKFILL TRENCHES SAME DAY OR COVER TRENCH. HAVE BYPASS PUMPS AND FILTER BAGS AVAILABLE TO PUMP EXCAVATIONS AS REQUIRED.

POOR SOURCE OF TOPSOIL: PERFORM SOIL TESTS TO DETERMINE SUITABILITY OF EXISTING SOILS FOR REUSE AS TOPSOIL AND AMEND SOILS AS INDICATED BY TESTING. STOCKPILE TOPSOILS AVAILABLE FOR REUSE ON THE PROJECT SITE.

FROST ACTION: PROVIDE SPECIFIED COMPACTION AND GRAVEL BASES/SUB-BASES TO PREVENT FROST ACTION UNDER PAVEMENTS, STRUCTURES, AND UTILITY TRENCHES

SHRINK/SWELL: PERFORM GEO-TECHNICAL INVESTIGATION OF THE PROJECT SITE TO DETERMINE THE PRESENCE OF SHRINK/SWELL SUSCEPTIBLE SOILS. GEO-TECHNICAL INVESTIGATION SHALL BE CERTIFIED BY A PROFESSIONAL GEO-TECHNICAL ENGINEER OR GEOLOGIST.

POTENTIAL SINKHOLES: PERFORM GEO-TECHNICAL INVESTIGATION OF THE PROJECT SITE TO DETERMINE THE PRESENCE OF SINK HOLES, LIMESTONE/KARST/CARBONATE GEOLOGY OR SOILS. GEO-TECHNICAL INVESTIGATION SHALL BE CERTIFIED BY A PROFESSIONAL GEO-TECHNICAL ENGINEER OR GEOLOGIST.

PONDING: HAVE BYPASS PUMPS AND FILTER BAGS AVAILABLE TO PUMP EXCAVATIONS AS REQUIRED.

WETNESS: HAVE BYPASS PUMPS AND FILTER BAGS AVAILABLE TO PUMP EXCAVATIONS AS REQUIRED.

WINTER GRADING: AVOID GRADING IN WINTER. IF GRADING IS NECESSARY, STABILIZE IMMEDIATELY. DWELLING WITH BASEMENTS & SUBDIVISION STREETS: HAVE BYPASS PUMPS AVAILABLE DURING CONSTRUCTION. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION, PUMP THE ENCOUNTERED WATER TO THE CLOSEST SEDIMENT TRAP/BASIN.

## RESPONSIBILITIES FOR FILL MATERIALS:

1. THE OPERATOR MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT ANY NECESSARY FILL MATERIAL ASSOCIATED WITH THIS PROJECT QUALIFIES AS CLEAN FILL. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH PADEP'S POLICY "MANAGEMENT OF FILL", DOCUMENT NUMBER 258-2182-773. A COPY OF THIS POLICY IS AVAILABLE ONLINE AT WWW.DEPWEB.STATE.PA.US.
2. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSED, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM THE WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN PADEP'S POLICY "MANAGEMENT OF FILL"
4. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE PADEP FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT WWW.DEPWEB.STATE.PA.US.
5. ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREEN, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.
6. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF PADEP'S POLICY "MANAGEMENT OF FILL".
7. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE MUNICIPAL OR RESIDUAL WASTE REGULATIONS IN 25 PA CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.
8. ALL FILLS SHALL BE COMPACTED TO A DENSITY OF 95% OF THE MODIFIED PROCTOR DENSITY TO REDUCE SUPPING, EROSION OR EXCESS SATURATION.

## THERMAL IMPACT CONSIDERATIONS:

RUNOFF FROM THE PROPOSED BUILDING, PARKING, ACCESS DRIVES, AND WALKWAYS WILL DRAIN VIA UNDERGROUND PIPE TO AN EXISTING ON-SITE RETENTION POND, AND EVENTUALLY TO OAK TERRACE CREEK. THE DETENTION OF STORMWATER AND CONVEYANCE UNDERGROUND ALLOWS FOR AMBIENT AND COOLER TEMPERATURES TO BE REACHED THROUGH BOTH CONDUCTION AND CONVECTION, PRIOR TO DISCHARGE INTO THE POND AND EVENTUALLY OFF SITE. NATIVE VEGETATIVE COVER WILL BE PLANTED IN THE DISTURBED AREAS PROVIDING EXFILTRATION AND SHADING TO HELP MITIGATE THERMAL IMPACT.

## CHAPTER 93 - SURFACE WATER CLASSIFICATION:

RECEIVING WATER NAME: OAK TERRACE RUN PART OF LITTLE NESHAMINY CREEK, CHAPTER 93 EXISTING/DESIGNATED USE: WWF & MF

## MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:

VISUAL INSPECTIONS

THE PERMITTEE / CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RUNOFF EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOTICE OF TERMINATION BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMPS AND PCSM BMPS ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THE COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

1. A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP IMPLEMENTATION AND MAINTENANCE, AND COMPLIANCE ACTIONS; AND
2. THE DATE, TIME, NAME, AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

NONCOMPLIANCE REPORTING

WHERE E&S, PCSM OR PPC BMPS ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE / CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

1. ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;
2. THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;
3. STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND
4. THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPS

UPON REDUCTION, LOSS, OR FAILURE OF THE BMPS, THE PERMITTEE / CO-PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMPS OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT. SUCH RESTORED BMPS OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMPS.

TERMINATION OF COVERAGE

NOTE: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITIES THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPS IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND/OR CO-PERMITTEE OF THE FACILITY MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1.C, SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE N.O.T. MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMPS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. UNTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT OF THE N.O.T., THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMPS AND PCSM BMPS ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

COMPLETION CERTIFICATE AND FINAL PLANS

WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE N.O.T. IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS.

## MAINTENANCE OF FACILITIES:

1. COMPOST SOCK SHOULD BE INSPECTED AND MAINTAINED ON A DAILY BASIS.
2. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF E&S CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF INSTALLED MEASURES WILL BE REQUIRED.
3. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
4. THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
5. ALL AREAS OF CONCENTRATED SURFACE DRAINAGE SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TEMPORARY TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN #SC150 (OR EQUAL). IF AREAS ARE TO BE SODDED, TURF REINFORCEMENT IS NOT REQUIRED.
6. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
7. THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND ALLOWED TO DRY AND USED AS FILL WHEREVER REQUIRED ON THE SITE.
8. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES.

## SEQUENCE OF CONSTRUCTION:

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED, UNLESS NOTED OTHERWISE. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. NOTE: CESSATION OF CONSTRUCTION ACTIVITIES FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.

AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRECONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR, TOWNSHIP ENGINEER, MONTGOMERY COUNTY CONSERVATION DISTRICT, AND A LICENSED PROFESSIONAL.

1. INSTALL ORANGE SAFETY FENCE ALONG PROPOSED LIMIT OF DISTURBANCE PRIOR TO DISTURBANCE ACTIVITIES.
2. INSTALL ROCK CONSTRUCTION ENTRANCE WHERE INDICATED ON PLAN.
3. INSTALL COMPOST SOCK AND INLET PROTECTION ON EXISTING INLETS TO REMAIN AS NECESSARY AND WHERE INDICATED ON THE PLANS.
4. CLEAR AND GRUB SITE AS SHOWN ON DEMOLITION PLANS. STRIP AND STOCKPILE SOIL WHERE SHOWN ON THE PLAN.
5. INSTALL INLETS, MANHOLES, AND ASSOCIATED STORM PIPING.
6. INSTALL INLET PROTECTION ON ALL NEW INLETS.
7. CONSTRUCT BUILDING PER ARCHITECTURAL PLANS.
8. GRADE PARKING LOT AND SIDEWALKS. INSTALL GRAVEL BASE TO STABILIZE PARKING AND SIDEWALK AREAS.
9. INSTALL CONCRETE CURBING AND CONCRETE SIDEWALKS.
10. INSTALL SNOUT INSERTS IN INLETS.
11. GRADE REMAINING SITE AND INSTALL REMAINING PAVING.
12. INSTALL PARKING LOT ASPHALT PAVING.
13. INSTALL PARKING LOT AND CROSSWALK STRIPING.
14. INSTALL LANDSCAPING.
15. SPREAD TOPSOIL ON REMAINING VEGETATED AREAS. VEGETATED AREAS ARE TO BE STABILIZED IMMEDIATELY.
16. AFTER THE SITE HAS BEEN STABILIZED WITH THE APPROVAL OF THE CONSERVATION DISTRICT, ALL TEMPORARY E&S CONTROLS SHALL BE REMOVED.

ALL ACCUMULATED SEDIMENTS SHALL BE DISPOSED OF IN APPROVED UPLAND AREAS.

STABILIZATION SHALL BE CONSIDERED THE PLACEMENT OF BASE COURSE IN PAVED AREAS OR BY 75% OR MORE VEGETATION, UNIFORM COVERAGE, IN LAWN AREAS OR BY OTHER PERMANENT MEANS WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

## TYPICAL UTILITY TRENCHING NOTES:

1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION, AND BACKFILLING WILL BE SELF-CONTAINED AND SEPARATE FROM WORK CREWS FOR CLEARING-GRUBBING AND SITE RESTORATION-STABILIZATION OPERATIONS.
3. PLACE FILTER FENCE OR COMPOST SOCK DOWN-SLOPE OF THE PROPOSED TRENCHING ACTIVITIES. PLACE EXCAVATED MATERIALS ON THE UP-SLOPE SIDE OF THE TRENCH.
4. TOPSOIL SHALL BE REMOVED AND STOCKPILED SEPARATELY FROM BACKFILL SOILS. TOPSOIL SHALL BE REPLACED UPON FINAL GRADING FOR STABILIZATION.
5. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
6. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
7. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND STABILIZED IMMEDIATELY IN ACCORDANCE WITH 'SEEDING & MULCHING SCHEDULE'.
8. REMOVE FILTER FENCE AND OTHER ESC MEASURES AFTER AREA IS STABILIZED. ANY AREAS DISTURBED DURING THE REMOVAL OF ESC MEASURES SHALL BE RESTABILIZED IMMEDIATELY.

## SEEDING AND MULCHING SCHEDULE:

1. SITE PREPARATION, STABILIZATION AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "THE AGRONOMY GUIDE" AND PENNDOT FORM 408 SPECIFICATIONS' MOST RECENT ADDITION.

   TEMPORARY SEEDING SPECIFICATION FORMULA E - ANNUAL RYE GRASS

   PERMANENT SEEDING SPECIFICATION FORMULA B -
   - 30% KENTUCKY BLUEGRASS MIXTURE
   - 30% PENNLAWN RED FESCUE
   - 20% PERENNIAL RYEGRASS MIXTURE

   STEEP SLOPE SEEDING SPECIFICATION FORMULA W -
   - 70% TALL FESCUE
   - 20% BIRDSFOOT TREFOIL MIXTURE
   - 10% REDTOP

   SEEDING RATE FOR THE ABOVE MIXTURES:
   - 10 LBS/1,000 SY FOR TEMPORARY SEEDING
   - 21 LBS/1,000 SY FOR PERMANENT SEEDING
   - 11 LBS/1,000 SY FOR STEEP SLOPE SEEDING (SEE NOTE 5)

2. HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATES OF AT LEAST 3.0 TONS PER ACRE AND SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER.
3. PULVERIZED AGRICULTURAL LIMESTONE AND COMMERCIAL FERTILIZER SHALL BE APPLIED TO ALL DISTURBED AREAS WHICH ARE TO BE SEEDED EXCEPT FOR TEMPORARY SEED AREAS ARE THE FOLLOWING RATES:

   PULVERIZED AGRICULTURAL LIMESTONE - 90 LBS/1,000 SF
   10-20-20 ANALYSIS COMMERCIAL FERTILIZER - 20 LBS/1,000 SF

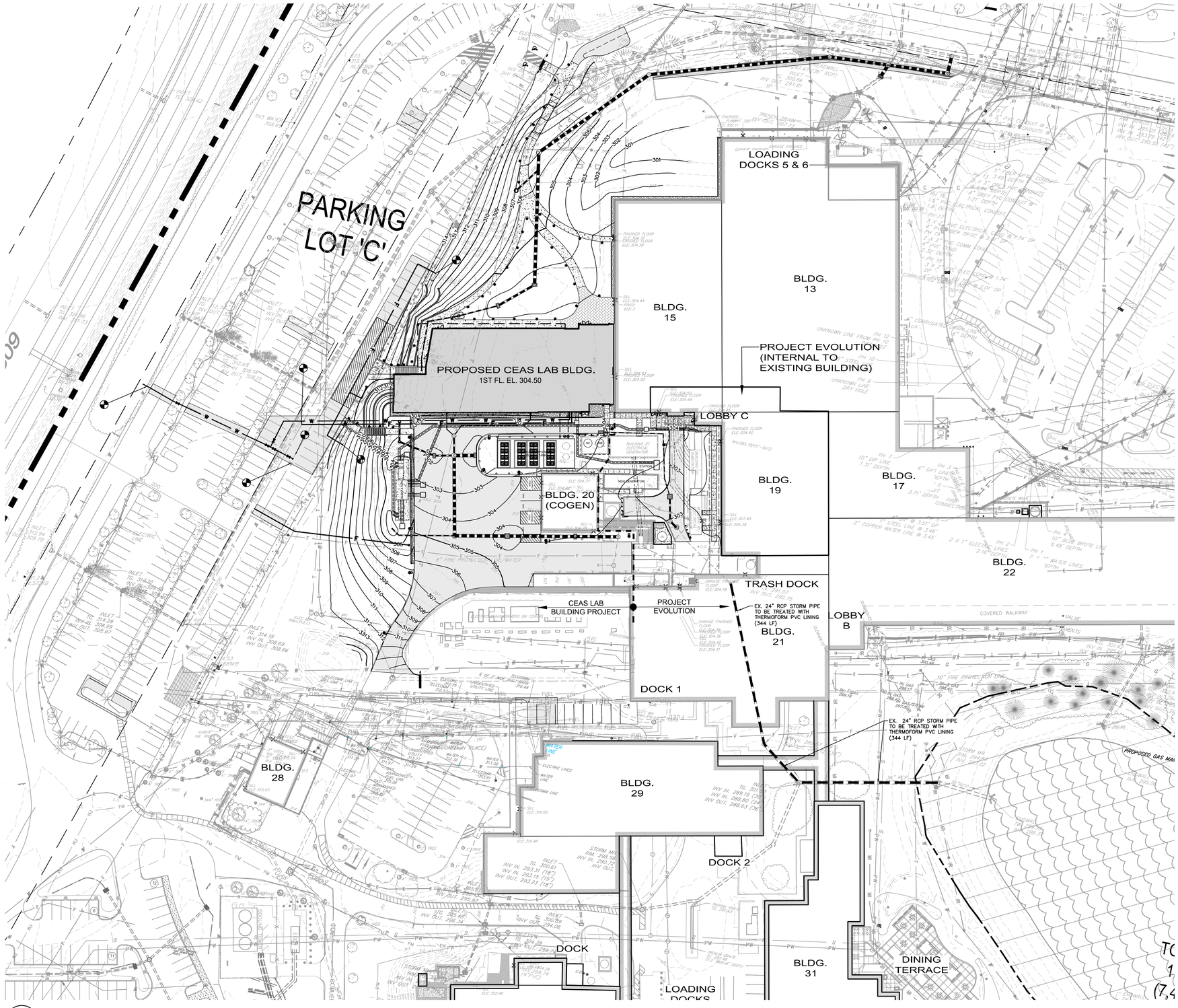
   NOTE: APPLICATION OF LIME AND FERTILIZER FOR TEMPORARY SEEDING IS UNNECESSARY AND ONLY SERVES TO CONTRIBUTE TO AN OVERABUNDANCE OF NUTRIENT POLLUTION IN THE WATERSHED.
4. PERMANENT SEEDING SHALL TAKE PLACE FROM MARCH 15 TO JUNE 1 OR FROM AUGUST 1 TO OCTOBER 15. IF COMPLETED AT IN OTHER SEASONS, AREAS SHALL RECEIVE TEMPORARY SEEDING AND 3.0 TONS PER ACRE MULCH.
5. STEEP SLOPE AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS. MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED FOR PARTICULAR METHOD AND SPECIFIC SITE CONDITIONS.

   FLEXIBLE GROWTH MEDIUM: SHALL BE HYDRAULICALLY APPLIED COMBINATION OF SEED, MULCH, AND EROSION PROTECTION MATERIAL SIMILAR TO "FLEXTERRA" BY ACF OR EQUAL BY OTHER MANUFACTURER.

   EROSION CONTROL MATTING: SHALL BE TEMPORARY MATTING SIMILAR TO SC350 BY NORTH AMERICAN GREEN OR EQUAL BY OTHER MANUFACTURER.

## GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLE




1 C-10-04 OVERALL SITE UTILITY PLAN
PLAN

1" = 40'

## EXISTING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SPOT ELEVATION
- TREE LINE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- SETBACK LINE
- GUIDE RAIL
- ELECTRIC LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY LINE
- SANITARY LATERAL
- STORM LINE
- TELEPHONE LINE
- WATER LINE
- WATER LATERAL
- EXISTING EASEMENT
- CONCRETE MONUMENT FND
- IRON PIN FOUND
- BOLLARD
- DETECTABLE WARNING SURFACE
- SANITARY MANHOLE
- CLEAN OUT
- STORM INLET
- STORM MANHOLE
- GAS MANHOLE
- GAS VALVE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- MONITORING WELL
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- GUY
- MAILBOX
- LIGHT STANDARD
- CONIFER TREE
- DECIDUOUS TREE
- TREE STUMP
- PIERS

## UTILITY LEGEND

- STORMWATER MANHOLE
- 24 X 48 C-TYPE STORMWATER INLET
- 24 X 48 M-TYPE STORMWATER INLET
- 48 X 48 M-TYPE STORMWATER INLET
- CIRCULAR STORMWATER INLET
- STORMWATER CLEANOUT
- STORMWATER PIPE
- DOMESTIC WATER SERVICE
- FIRE WATER SERVICE
- SANITARY FORCE MAIN
- GAS SERVICE
- ELECTRIC DUCT BANK

## GENERAL NOTES:

NOT FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776

NON–MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

Locations of existing underground utilities/facilities shown hereon have been developed from records, field markouts by utility owners, and/or above-ground observation of the site. No excavations were performed in the preparation of these drawings; therefore all utilities shown should be considered approximate in location, depth, and size. The potential exists for other underground utilities/facilities to be present which are not shown on the drawings. Only the visible locations of underground utilities/facilities at the time of field survey shall be considered true and accurate. Completeness or accuracy of underground utilities/facilities are not guaranteed by Gilmore & Associates Inc.

All contractors working on this project shall verify location and depth of all underground utilities/facilities prior to start of work and shall comply with the requirements of P.L. 852, No. 287 December 10, 1974 as last amended on October 9, 2008, Pennsylvania Act 121. Gilmore & Associates inc. has obtained a pa-one call serial number as noted hereon for design purposes only.


PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
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| VENDOR PROJ. NO. | | |
|---|---|---|
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
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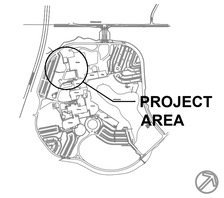
| NO. | DATE | ISSUE/REVISON DESCRIPTION |

ISSUES/REVISIONS

KEY PLAN




Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

OVERALL SITE UTILITY PLAN

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CU-10-01 | I |
| | SHEET NO. 21 OF 32 | |

LIFECYCLE STATE: N/A | SCALE: 1"=40'

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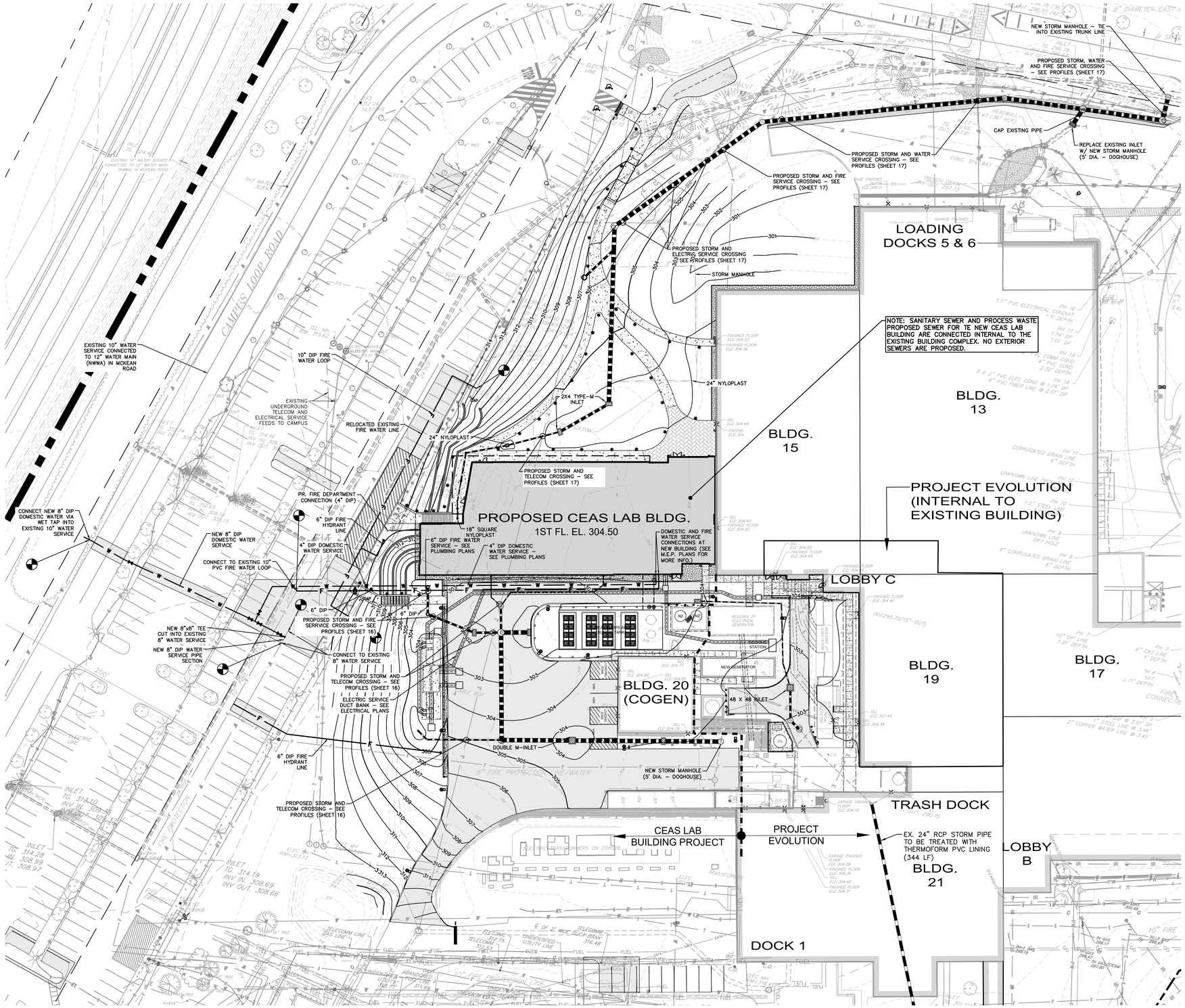
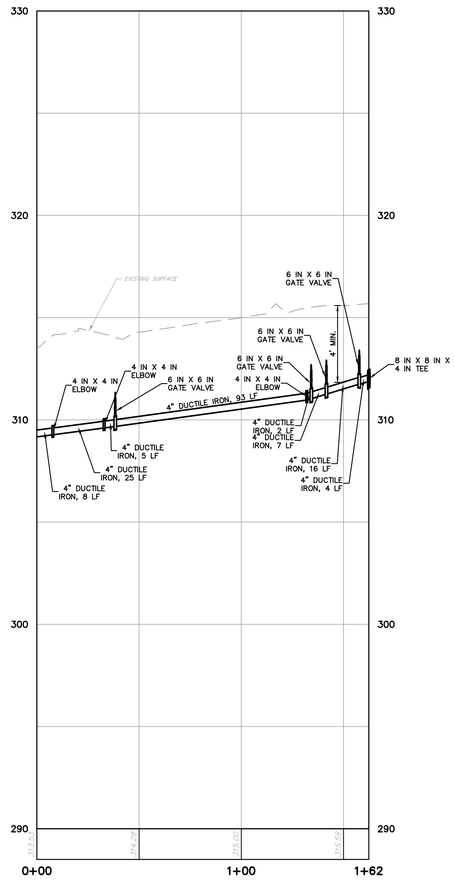
LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE–GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

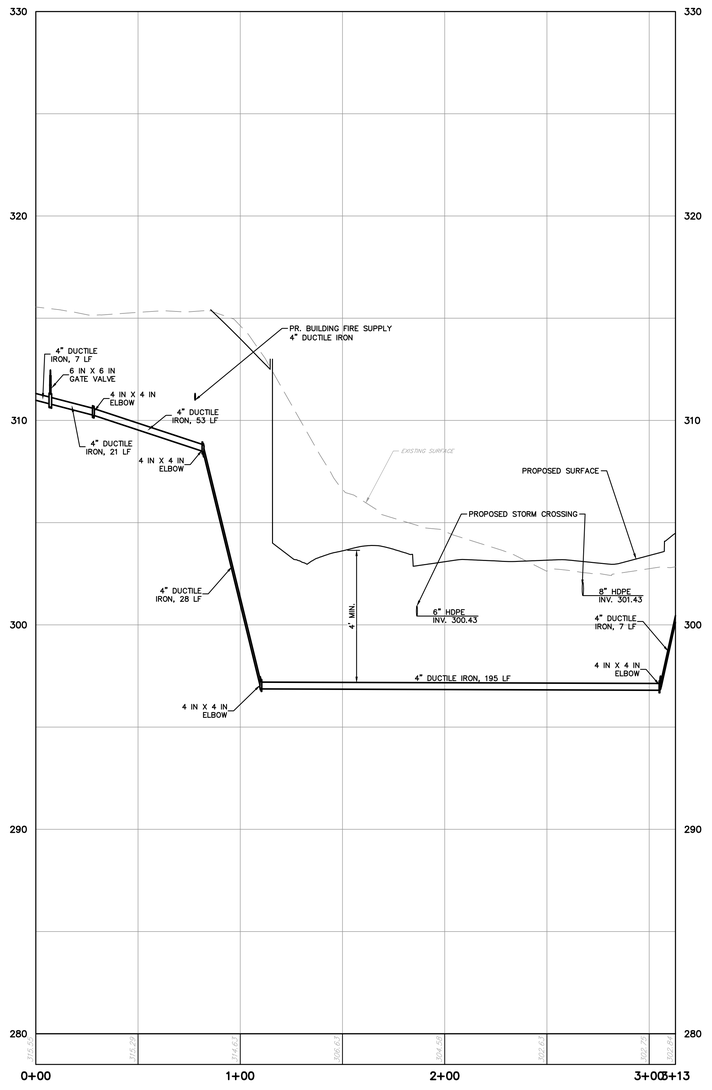
GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA–ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.

SCALE 1"=40' — 40 0 40 80 FEET


CAMPUS LOOP ROAD
EXISTING 10" WATER SERVICE CONNECTED TO 12" WATER MAIN (NWWA) IN MCKEAN ROAD
CONNECT NEW 8" DIP DOMESTIC WATER VIA WET TAP INTO EXISTING 10" WATER SERVICE
NEW 8" DIP DOMESTIC WATER SERVICE
CONNECT TO EXISTING 10" PVC FIRE WATER LOOP
NEW 8"x8" TEE CUT INTO EXISTING 8" WATER SERVICE
NEW 8" DIP WATER SERVICE PIPE SECTION
CONNECT TO EXISTING 8" WATER SERVICE
10" DIP FIRE WATER LOOP
EXISTING UNDERGROUND TELECOM AND ELECTRICAL SERVICE FEEDS TO CAMPUS
RELOCATED EXISTING FIRE WATER LINE
PR. FIRE DEPARTMENT CONNECTION (4" DIP)
6" DIP FIRE HYDRANT LINE
4" DIP DOMESTIC WATER SERVICE
6" DIP
PROPOSED STORM AND FIRE SERVICE CROSSING – SEE PROFILES (SHEET 16)
PROPOSED STORM AND TELECOM CROSSING – SEE PROFILES (SHEET 16)
ELECTRIC SERVICE DUCT BANK – SEE ELECTRICAL PLANS
6" DIP FIRE HYDRANT LINE
PROPOSED STORM AND TELECOM CROSSING – SEE PROFILES (SHEET 16)
PROPOSED CEAS LAB BLDG.
1ST FL. EL. 304.50
18" SQUARE NYLOPLAST
6" DIP FIRE WATER SERVICE – SEE PLUMBING PLANS
4" DIP DOMESTIC WATER SERVICE – SEE PLUMBING PLANS
DOMESTIC AND FIRE WATER SERVICE CONNECTIONS AT NEW BUILDING (SEE M.E.P. PLANS FOR MORE INFO.)
PROPOSED STORM AND TELECOM CROSSING – SEE PROFILES (SHEET 17)
24" NYLOPLAST
2X4 TYPE-M INLET
STORM MANHOLE
PROPOSED STORM AND ELECTRIC SERVICE CROSSING – SEE PROFILES (SHEET 17)
PROPOSED STORM AND FIRE SERVICE CROSSING – SEE PROFILES (SHEET 17)
PROPOSED STORM AND WATER SERVICE CROSSING – SEE PROFILES (SHEET 17)
NEW STORM MANHOLE – TIE INTO EXISTING TRUNK LINE
PROPOSED STORM, WATER AND FIRE SERVICE CROSSING – SEE PROFILES (SHEET 17)
CAP EXISTING PIPE
REPLACE EXISTING INLET W/ NEW STORM MANHOLE (5' DIA. – DOGHOUSE)
LOADING DOCKS 5 & 6
BLDG. 13
BLDG. 15
BLDG. 20 (COGEN)
BLDG. 19
BLDG. 17
BLDG. 21
LOBBY C
LOBBY B
TRASH DOCK
DOCK 1
NOTE: SANITARY SEWER AND PROCESS WASTE PROPOSED SEWER FOR TE NEW CEAS LAB BUILDING ARE CONNECTED INTERNAL TO THE EXISTING BUILDING COMPLEX. NO EXTERIOR SEWERS ARE PROPOSED.
PROJECT EVOLUTION (INTERNAL TO EXISTING BUILDING)
CEAS LAB BUILDING PROJECT
PROJECT EVOLUTION
EX. 24" RCP STORM PIPE TO BE TREATED WITH THERMOFORM PVC LINING (344 LF)
NEW STORM MANHOLE (5' DIA. – DOGHOUSE)
DOUBLE M–INLET
48 X 48 INLET
NEW GENERATOR
BUILDING 21 ELECTRICAL GENERATOR
GAS METERING STATION
NEW 8" DIP DOMESTIC WATER SERVICE
NEW 6" DIP FIRE WATER SERVICE
NEW 4" DIP DOMESTIC WATER SERVICE
NEW 6" DIP FIRE WATER SERVICE
NEW 8" DIP DOMESTIC WATER SERVICE
NEW 8




WATER PARKING LOT
STATION 0+00 TO 1+62
SCALE: HORZ 1"=30'
VERT 1"=3'




LAB WATER SUPPLY
STATION 0+00 TO 3+13
SCALE: HORZ 1"=30'
VERT 1"=3'

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**PA ONE-CALL SERIAL NUMBER: 20250551712**

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PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Jeffrey J. Kelley ENGINEER PE092858

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Civil Engineer/Landscape Architect:
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Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


| VENDOR PROJ. NO. | | |
|---|---|---|
| VENDOR DWG. NO. | | |
| | | |
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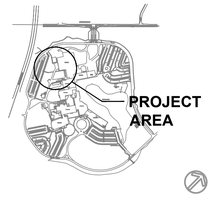
ISSUES/REVISIONS

KEY PLAN



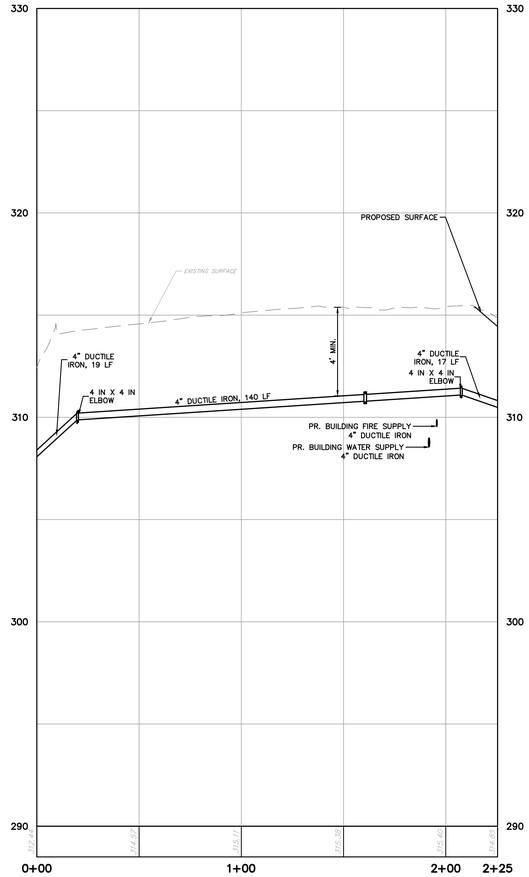

Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

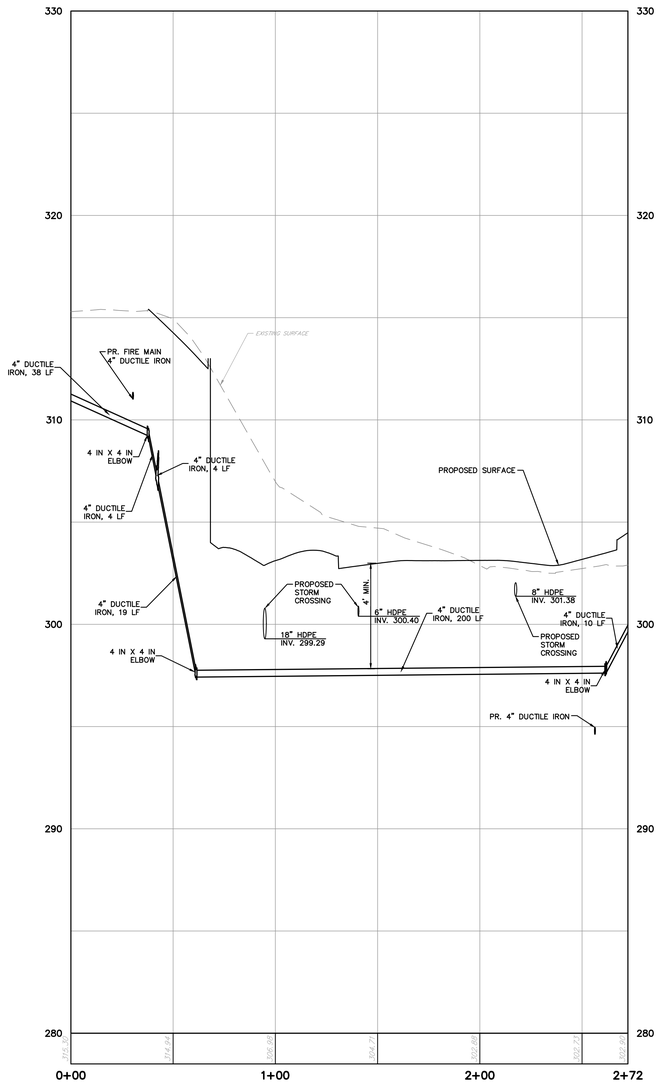
# UTILITY PROFILES ONE

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CU-201 | I |
| | SHEET NO. 23 OF 32 | |
| LIFECYCLE STATE: N/A | | SCALE: |




FIRE MAIN REROUTING

STATION 0+00 TO 2+25
SCALE: HORZ 1"=30'
VERT 1"=3'




BUILDING FIRE SUPPLY

STATION 0+00 TO 2+72
SCALE: HORZ 1"=30'
VERT 1"=3'

## GENERAL NOTES:

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**PA ONE-CALL SERIAL NUMBER: 20250551712**

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PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT KYLE M. SELGER REGISTRATION NUMBER LA002483

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267-274-2234

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Jeffrey J. Kelley ENGINEER PE092

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ENGINEERING & CONSULTING SERVICES

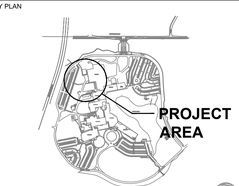
Civil Engineer/Landscape Architect:
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


VENDOR PROJ. NO.
VENDOR DWG. NO.

| NO. | DATE | ISSUE/REVISON DESCRIPTION |
|---|---|---|
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
| E | 17JUL2025 | ISSUE FOR BID - STRUCTURAL |
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |

ISSUES/REVISIONS

KEY PLAN

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1400 McKean Road
Spring House, PA 19002
215-628-5000

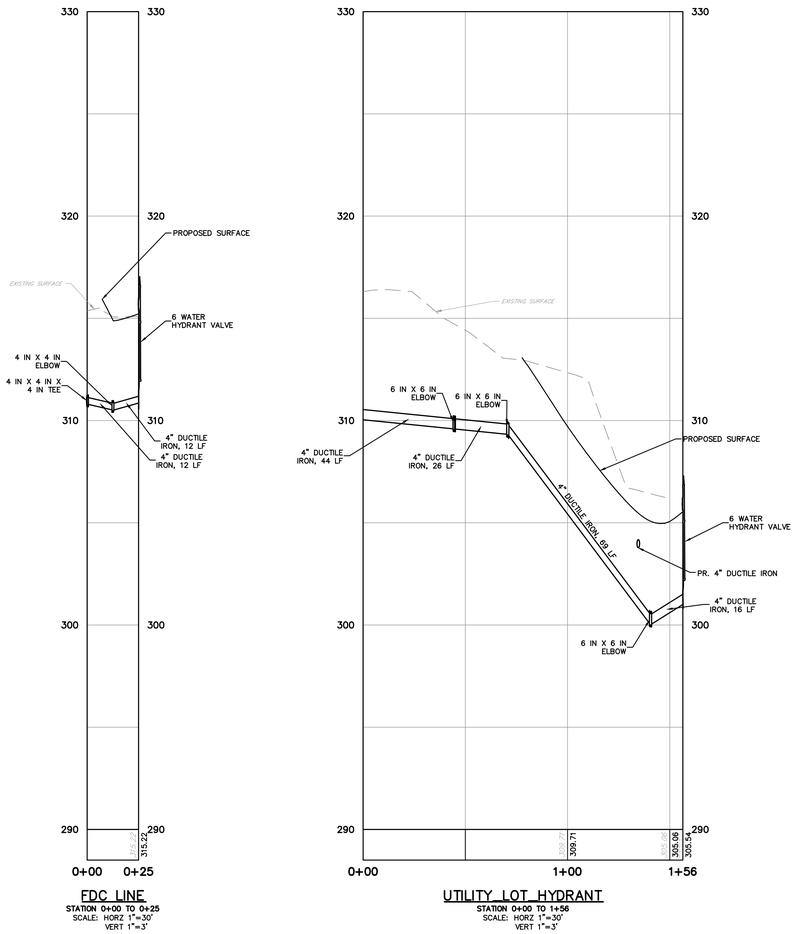
| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

# UTILITY PROFILES TWO

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CU-202 | I |
| | SHEET NO. 24 OF 32 | |

LIFECYCLE STATE: N/A | SCALE:




FDC LINE
STATION 0+00 TO 0+25
SCALE: HORZ 1"=30'
VERT 1"=3'




UTILITY LOT HYDRANT
STATION 0+00 TO 1+56
SCALE: HORZ 1"=30'
VERT 1"=3'

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| VENDOR DWG. NO. | | |
| | | |
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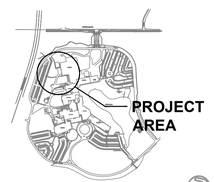
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |
| NO. | DATE | ISSUE/REVISON DESCRIPTION |

ISSUES/REVISIONS

KEY PLAN




Johnson&Johnson Innovative Medicine
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215-628-5000

| | |
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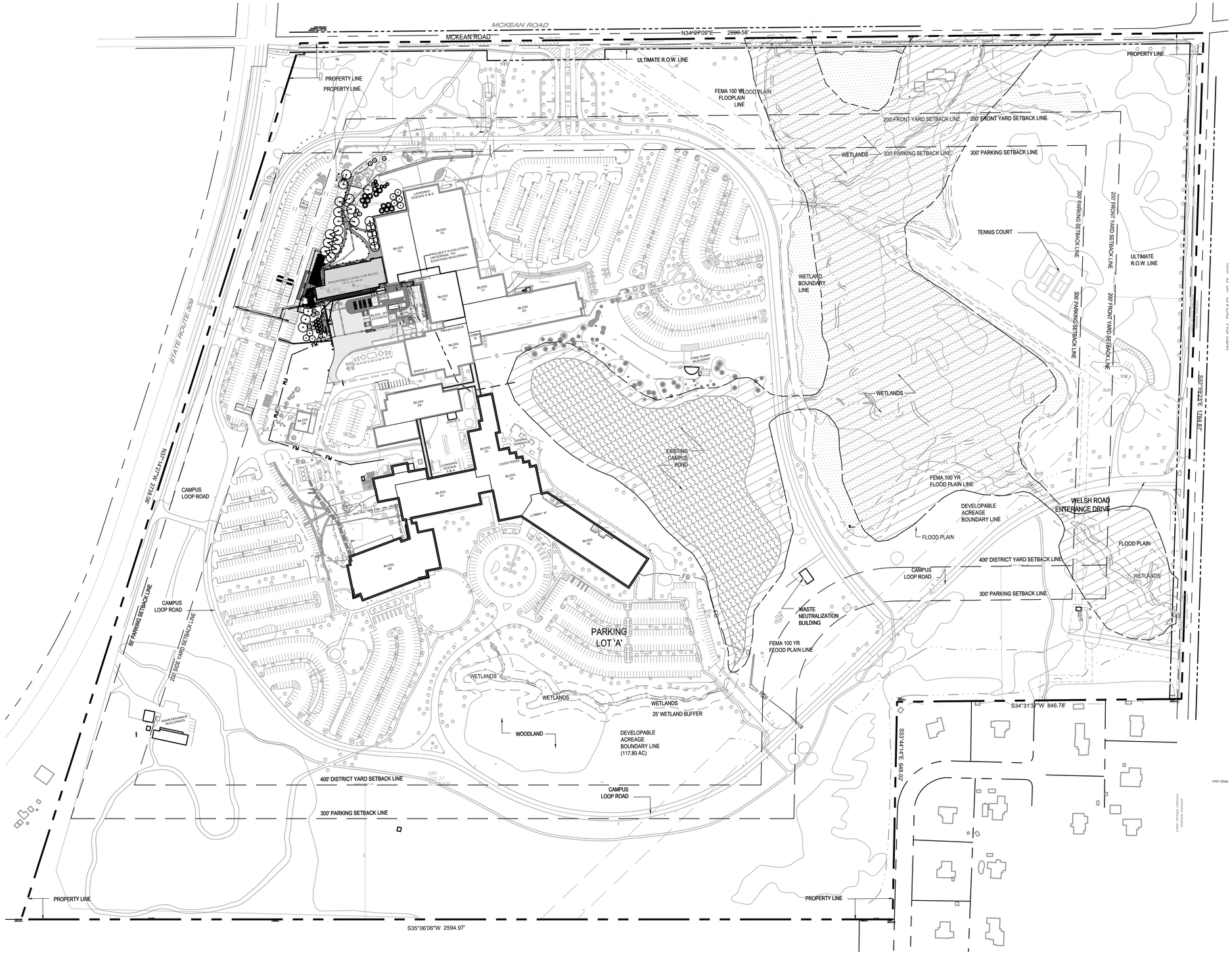
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

UTILITY PROFILES THREE

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | CU-203 | I |
| | SHEET NO. 25 OF 32 | |
| LIFECYCLE STATE: N/A | | SCALE: |




1 LS-10-01 OVERALL SITE LANDSCAPE PLAN

PLAN

1" = 120'

## LANDSCAPING LEGEND

- SHRUB AND GROUNDCOVER PLANTING BEDS
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB

120 0 120 240
SCALE IN FEET
1"=120'

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GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA–ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.

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Seals:

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Corey J. Kelley ENGINEER PE092858

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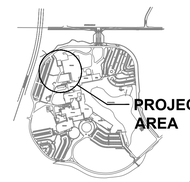
| A | 03APR2025 | ISSUED FOR 50% BOD |
| NO. | DATE | ISSUE/REVISON DESCRIPTION |

ISSUES/REVISIONS

KEY PLAN

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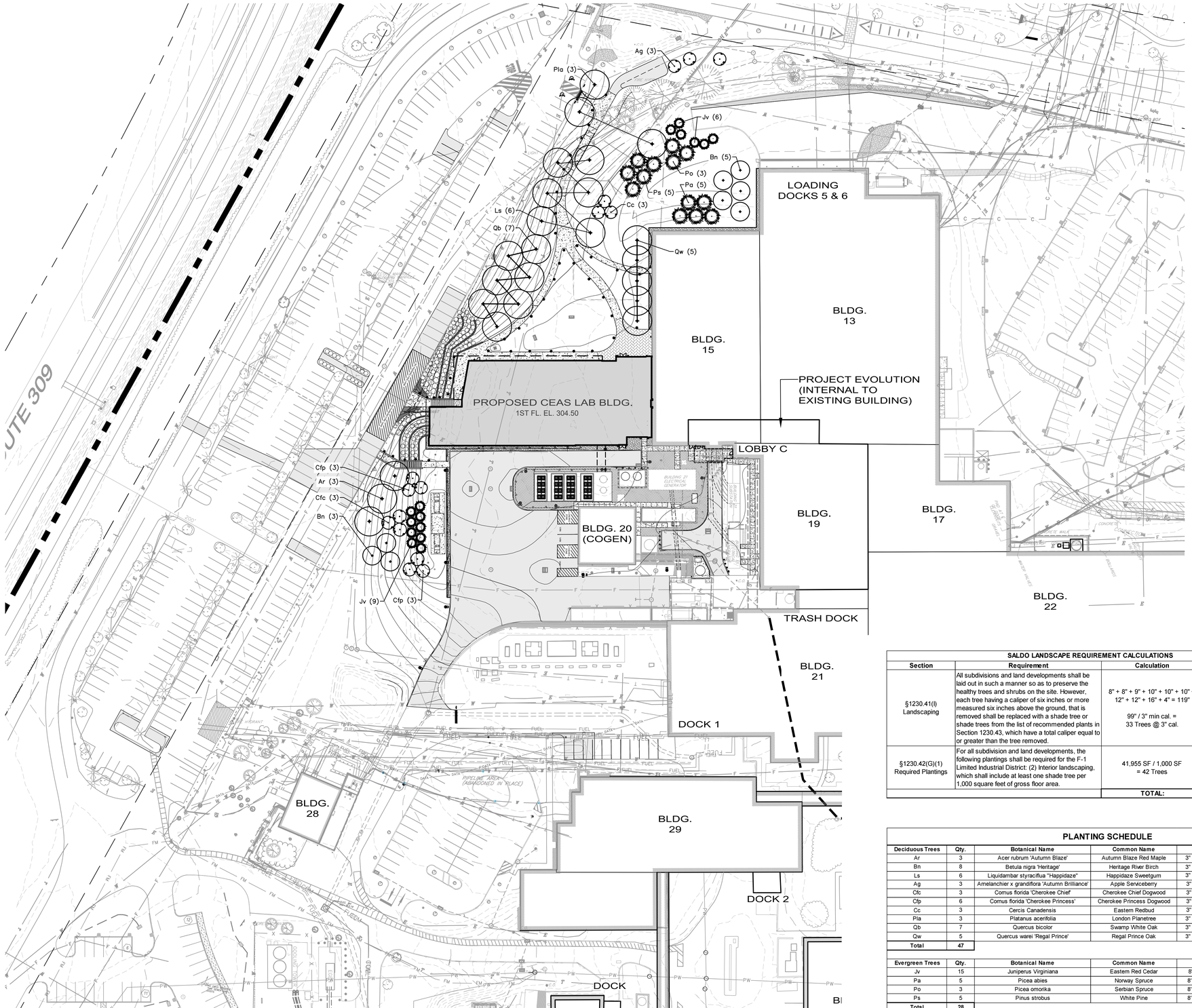
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

OVERALL SITE LANDSCAPE PLAN

| SIZE: | DRAWING NO. | REV. |
|---|---|---|
| E1 | LS-10-01 | I |
| | SHEET NO. 26 OF 32 | |
| LIFECYCLE STATE: N/A | SCALE: 1"=120' | |




1 LS-10-01 SITE LANDSCAPE PLAN

1" = 40'

## EXISTING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SPOT ELEVATION
- TREE LINE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- SETBACK LINE
- GUIDE RAIL
- ELECTRIC LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY LINE
- SANITARY LATERAL
- STORM LINE
- TELEPHONE LINE
- WATER LINE
- WATER LATERAL
- EXISTING EASEMENT
- CONCRETE MONUMENT FND
- IRON PIN FOUND
- BOLLARD
- DETECTABLE WARNING SURFACE
- SANITARY MANHOLE
- CLEAN OUT
- STORM INLET
- STORM MANHOLE
- GAS MANHOLE
- GAS VALVE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- MONITORING WELL
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- GUY
- MAILBOX
- LIGHT STANDARD
- CONIFER TREE
- DECIDUOUS TREE
- TREE STUMP
- PIERS

## LANDSCAPING LEGEND

- SHRUB AND GROUNDCOVER PLANTING BEDS
- DECIDUOUS TREE
- FLOWERING TREE
- EVERGREEN TREE
- SHRUB

**SALDO LANDSCAPE REQUIREMENT CALCULATIONS**

| Section | Requirement | Calculation | Required | Proposed |
|---|---|---|---|---|
| §1230.41(I) Landscaping | All subdivisions and land developments shall be laid out in such a manner so as to preserve the healthy trees and shrubs on the site. However, each tree having a caliper of six inches or more measured six inches above the ground, that is removed shall be replaced with a shade tree or shade trees from the list of recommended plants in Section 1230.43, which have a total caliper equal to or greater than the tree removed. | 8" + 8" + 9" + 10" + 10" + 10" + 12" + 12" + 16" + 4" = 119"<br><br>99" / 3" min cal. = 33 Trees @ 3" cal. | 33 Trees | 33 Trees |
| §1230.42(G)(1) Required Plantings | For all subdivision and land developments, the following plantings shall be required for the F-1 Limited Industrial District: (2) Interior landscaping, which shall include at least one shade tree per 1,000 square feet of gross floor area. | 41,955 SF / 1,000 SF = 42 Trees | 42 Trees | 42 Trees |
| | | **TOTAL:** | **75 Trees** | **75 Trees** |

**PLANTING SCHEDULE**

| Deciduous Trees | Qty. | Botanical Name | Common Name | Size | Root | Spacing | Notes |
|---|---|---|---|---|---|---|---|
| Ar | 3 | Acer rubrum 'Autumn Blaze' | Autumn Blaze Red Maple | 3" Cal min. | B&B | See Plan | Native |
| Bn | 8 | Betula nigra 'Heritage' | Heritage River Birch | 3" Cal min. | B&B | See Plan | Native |
| Ls | 6 | Liquidambar styraciflua ''Happidaze'' | Happidaze Sweetgum | 3" Cal min. | B&B | See Plan | Native |
| Ag | 3 | Amelanchier x grandiflora 'Autumn Brilliance' | Apple Serviceberry | 3" Cal min | B&B | See Plan | Native |
| Cfc | 3 | Cornus florida 'Cherokee Chief' | Cherokee Chief Dogwood | 3" Cal min | B&B | See Plan | Native |
| Cfp | 6 | Cornus florida 'Cherokee Princess' | Cherokee Princess Dogwood | 3" Cal min | B&B | See Plan | Native |
| Cc | 3 | Cercis Canadensis | Eastern Redbud | 3" Cal min | B&B | See Plan | Native |
| Pla | 3 | Platanus acerifolia | London Planetree | 3" Cal min. | B&B | See Plan | Native |
| Qb | 7 | Quercus bicolor | Swamp White Oak | 3" Cal min. | B&B | See Plan | Native |
| Qw | 5 | Quercus warei 'Regal Prince' | Regal Prince Oak | 3" Cal min. | B&B | See Plan | Native |
| **Total** | **47** | | | | | | |

| Evergreen Trees | Qty. | Botanical Name | Common Name | Size | Root | Spacing | Notes |
|---|---|---|---|---|---|---|---|
| Jv | 15 | Juniperus Virginiana | Eastern Red Cedar | 8' Ht. min | B&B | See Plan | Native |
| Pa | 5 | Picea abies | Norway Spruce | 8' Ht. min | B&B | See Plan | Non-Native |
| Po | 3 | Picea omorika | Serbian Spruce | 8' Ht. min | B&B | See Plan | Non-Native |
| Ps | 5 | Pinus strobus | White Pine | 8' Ht. min | B&B | See Plan | Native |
| **Total** | **28** | | | | | | |
| **Total Trees** | **75** | | | | | | |

| Shrubs | Qty. | Botanical Name | Common Name | Size | Root | Spacing | Notes |
|---|---|---|---|---|---|---|---|
| IvR | | Ilex verticillata 'Winter Red' | | | | | Female |
| IvS | | Ilex verticillata 'Southern Gentleman' | | | | | Male |
| IvG | | Ilex verticillata 'Winter Gold' | | | | | |
| IgS | | Ilex glabra 'Shamrock' | | | | | |
| IgM | | Ilex glabra 'Maryland Dwarf | | | | | |
| Ra | | Rhus aromatica "Gro-Low" | Gro-Low Sumac | 48" min. | #3 Cont. | 36" | Native |
| **Total** | **0** | | | | | | |

| Perennials | Qty. | Botanical Name | Common Name | Size | Root | Spacing | Notes |
|---|---|---|---|---|---|---|---|
| | | Nepeta | | | | | |
| | | Rudbeckia | | | | | Native |
| **Total** | **0** | | | | | | |

40 0 40 80
SCALE IN FEET
1"=40'

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER PE092455 Jeffrey J. Kelley

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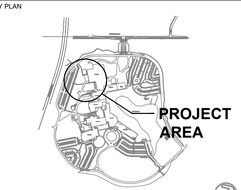
| VENDOR PROJ. NO. | | |
|---|---|---|
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
| E | 17JUL2025 | ISSUE FOR BID - STRUCTURAL |
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |
| NO. | DATE | ISSUE/REVISON DESCRIPTION |

ISSUES/REVISIONS

KEY PLAN



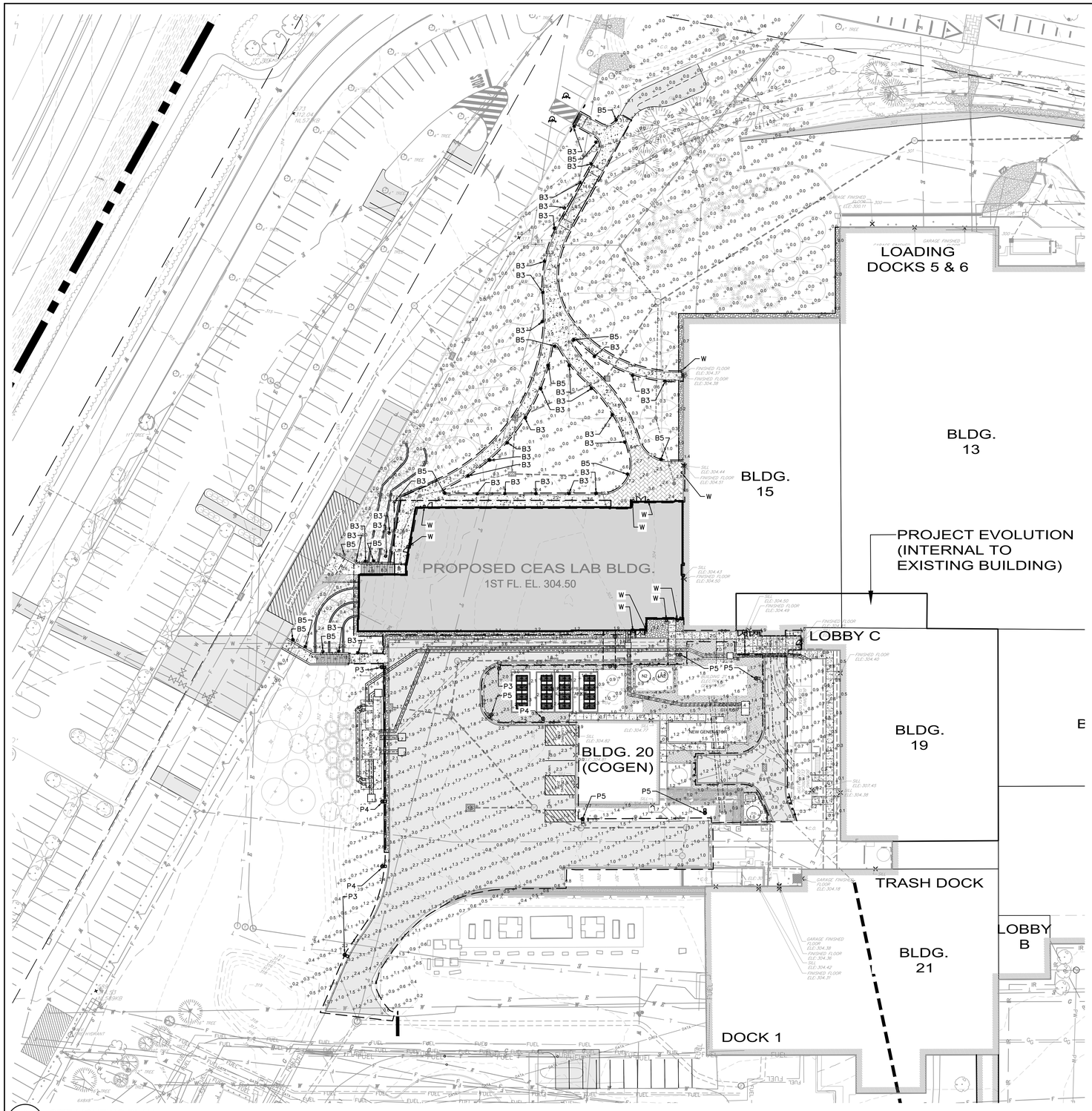

Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

SITE LANDSCAPE PLAN

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | LS-10-02 | I |
| | SHEET NO. 27 OF 32 | |
| LIFECYCLE STATE: N/A | SCALE: 1"=40' | |




1 LL-10-01 SITE LIGHTING PLAN PLAN

1" = 30'

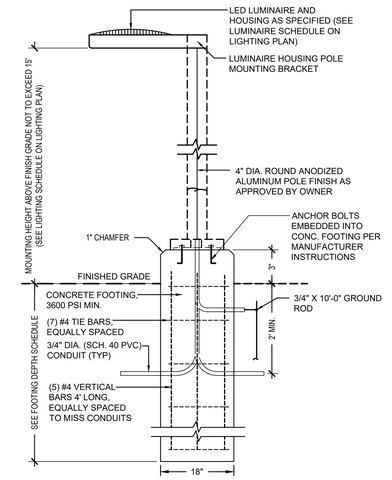
## GENERAL LIGHTING NOTES

1. THIS PLAN IS TO BE UTILIZED FOR SITE LIGHTING PURPOSES ONLY. ELECTRICAL ENGINEERING, INCLUDING, BUT NOT LIMITED TO , CIRCUITRY, CONDUIT, WIRING, AND ASSOCIATED SPECIFICATIONS, IS NOT WITHIN THE SCOPE OF THIS DOCUMENT.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.
3. SUBSTITUTION REQUESTS MUST BE APPROVED BY THE TOWNSHIP.
4. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
5. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLAN AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
6. LIGHTING VALUES DEPICTED ON THIS PLAN WERE GENERATED USING VISUAL 2020 SOFTWARE.
7. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPES OF FIXTURES ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, LAWS AND STATUTES.
8. CONTRACTOR SHALL BRING TO THE DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES OR OTHER STRUCTURES.

## LIGHTING LEGEND

- PROPOSED LIGHT POLE
- PROPOSED LIGHT BOLLARD
- STATISTICAL AREA BOUNDARY

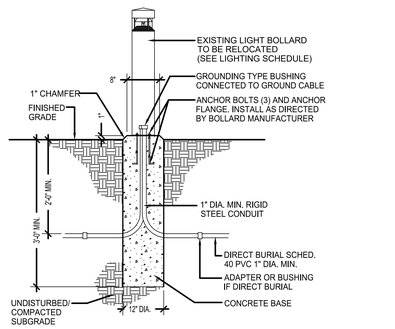
| STATISTICAL AREA SUMMARY | | | | | |
|---|---|---|---|---|---|
| LIGHTING AREA | AVG | MAX | MIN | MAX/MIN | AVG/MIN |
| Driveway and Loading Area | 1.9 fc | 24.2 fc | 0.5 fc | 48.4:1 | 3.8:1 |
| Pedestrian Walk | 6.8 fc | 39. fc | 0.6 fc | 65.5:1 | 11.3:1 |




| FOUNDATION DEPTH SCHEDULE | |
|---|---|
| MOUNTING HEIGHT (FEET) | MIN. FOOTING DEPTH (FEET) |
| 8 TO 16 FEET | 4'-6" MIN. |
| 16 TO 25 FEET | 5'-0" MIN. |
| 25+ TO 30 FEET | 5'-6" MIN. |

NOTE(S):
1. 3" OF CONCRETE COVER SHALL BE PROVIDED OVER ALL REINFORCEMENT BARS.
2. COORDINATE ELECTRICAL CONDUIT AND GROUNDING WITH ELECTRICAL DRAWINGS.
3. MOUNTING HEIGHT SHALL NOT EXCEED 15'.REFER TO LIGHTING SCHEDULE ON LIGHTING PLAN FOR LUMINAIRE TYPE AND MOUNTING HEIGHT.
4. CONCRETE FOOTINGS FOR ALL LIGHT POLES SHALL HAVE A HEIGHT OF 3' ABOVE GROUND (V.I.F.)
5. FOOTING DEPTH MAY VARY DUE TO UNSUITABLE SUB-SURFACE SOIL CONDITIONS, VERIFY IN FIELD.

2 LL-10-01 LUMINAIRE, LIGHT POLE AND FOOTING DETAIL DETAIL NTS




NOTE(S):
1. FOLLOW ELECTRICAL PLANS AND MANUFACTURER'S INSTRUCTIONS FOR GROUNDING WIRE, GROUNDING LUG, AND CONNECTING BOLLARD TO GROUNDING CABLES.
2. PORTIONS OF CONCRETE BASE EXPOSED ABOVE GRADE SHALL BE FINISHED SMOOTH.

3 LL-10-01 LIGHTING BOLLARD AND FOOTING DETAIL DETAIL NTS

| LIGHTING SCHEDULE | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Label | Quantity | Manufacturer | Catalog Number | Description | Color Temp | Mounting Height | Optics Rotation | Arrangement / Color | BUG Rating | Light Loss Factor | Wattage | Lumens Per Lamp |
| P3 | 3 | Cree Lighting | OSQM-C-11L-40K7-3M-UL-XX-XX-XX-XX | OSQM Area Light, Type 3 Medium Optics, 11 Lumen Package | 4,000 K | 25' AFG | N/A | Single Post-Mounted / Bronze | B1-U0-G1 | 0.9 | 68.0 | 10450 |
| P4 | 3 | Cree Lighting | OSQM-C-11L-40K7-4M-UL-XX-XX-XX-XX | OSQM Area Light, Type 4 Medium Optics, 11 Lumen Package | 4,000 K | 25' AFG | N/A | Single Post-Mounted / Bronze | B2-U0-G2 | 0.9 | 68.0 | 10450 |
| P5 | 5 | Cree Lighting | OSQM-C-11L-40K7-5M-UL-XX-XX-XX-XX | OSQM Area Light, Type 5 Medium Optics, 11 Lumen Package | 4,000 K | 25' AFG | N/A | Single Post-Mounted / Bronze | B3-U0-G2 | 0.9 | 68.0 | 10550 |
| B3 | 32 | Cree Lighting | OSQP-C-3L-40K7-3R-UL-XX-XX-XX | OSQP Pathway Bollard, Type 3 Optics with Universal Voltage and Rotatable Optics | 4,000 K | 3' AFG | 0º | Bollard / White | B1-U0-G1 | 0.9 | 19.8 | 2846.1 |
| B5 | 13 | Cree Lighting | OSQP-C-3L-40K7-5M-UL-XX-XX-XX | OSQP Pathway Bollard, Type 5 Optics with Universal Voltage and Rotatable Optics | 4,000 K | 3' AFG | 0º | Bollard / White | B1-U0-G1 | 0.9 | 20.0 | 2846.1 |
| W | 10 | Lithonia Lighting | WDGE2 LED P1 40K 80CRI T3M | WDGE LED with P1-Performance Package, 4000K, 80CRI, Type 3 Medium Optic | 4,000 K | 6' AFG | N/A | Wall Pack | B0-U0-G1 | 0.9 | 11.2 | 1264.8 |

**NOTE: TYPE W / WALL MOUNTED LIGHTING UNDER MEP SCOPE, ELECTRICAL DRAWINGS TAKE PRECEDENCE.**

30 0 30 60
SCALE IN FEET
1"=30'

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE–GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA–ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.

## GENERAL NOTES:

NOT FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

Locations of existing underground utilities/facilities shown hereon have been developed from records, field markouts by utility owners, and/or above-ground observation of the site. No excavations were performed in the preparation of these drawings; therefore all utilities shown should be considered approximate in location, depth, and size. The potential exists for other underground utilities/facilities to be present which are not shown on the drawings. Only the visible locations of underground utilities/facilities at the time of field survey shall be considered true and accurate. Completeness or accuracy of underground utilities/facilities are not guaranteed by Gilmore & Associates Inc.

All contractors working on this project shall verify location and depth of all underground utilities/facilities prior to start of work and shall comply with the requirements of P.L. 852, No. 287 December 10, 1974 as last amended on October 9, 2008, Pennsylvania Act 121. Gilmore & Associates inc. has obtained a pa-one call serial number as noted hereon for design purposes only.


PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT — KEVIN M. SELGER — REGISTRATION NUMBER LA002683

kselger@gilmore-assoc.com
267-274-2234

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Trey J. Kelley — ENGINEER — PE092316E

jkelley@gilmore-assoc.com
267-314-8505

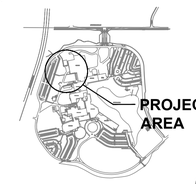
GILMORE & ASSOCIATES, INC. Engineering & Consulting Services
Civil Engineer/Landscape Architect:
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


VENDOR PROJ. NO.
VENDOR DWG. NO.

| NO. | DATE | ISSUE/REVISON DESCRIPTION |
|---|---|---|
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
| E | 17JUL2025 | ISSUE FOR BID - STRUCTURAL |
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 15JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |

ISSUES/REVISIONS

KEY PLAN




Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE
SITE LIGHTING PLAN

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | LL-10-01 | I |
| | SHEET NO. 28 OF 32 | |
| LIFECYCLE STATE: N/A | | SCALE: 1"=30' |

# OSQ Series

OSQ® LED Area/Flood Luminaire featuring Patented NanoComfort® Technology – Version C

Rev. Date: V14 05/15/2025

## Product Description

The OSQP Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.
**Applications:** Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and internal roadways

## Performance Summary

Utilizes Patented NanoComfort® Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

**Initial Delivered Lumens:** 4,000 - 85,000

**Efficacy:** Up to 171 LPW

**CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K); 50 CRI (1900K)

**CCT:** 1900K, 3000K, 4000K, 5000K, 5700K

**Limited Warranty*:** 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories and replacement kits

* See https://www.creelighting.com/resources/warranties/ for warranty terms. For Synapse accessories, consult Synapse spec sheets for details and complete warranty terms.

## Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

**Mount (Luminaire must be ordered separately)***

**OSQ-**

| | | | |
|---|---|---|---|
| **Medium/Large Mounts** | **Extra Large Mounts** | **Color Options:** | **DV** Dark Bronze |
| **OSQ-ML-C-AA** Adjustable Arm | **OSQ-XL-C-AA** Adjustable Arm | | **BK** Black |
| **OSQ-ML-C-DA** Direct Arm | **OSQ-XL-C-DA** Direct Arm | | **BZ** Bronze |
| **OSQ-ML-C-DU** Universal Direct Arm-w/6-Bolt Drill Pattern | **OSQ-XL-C-DU** Universal Direct Arm-w/Adjustable Bolt Spacing | | **WH** White |
| **OSQ-ML-C-HU** Universal Direct Arm-w/4-Bolt Drill Pattern (Matches existing THE EDGE® High Output Luminaires w/ EHO-UNI Mount)** | **OSQ-XL-C-HU** Universal Direct Arm-w/4-Bolt Drill Pattern (Matches existing THE EDGE® High Output Luminaires w/EHO-UNI mount)** | | |
| **OSQ-ML-C-TM** Trunnion Mount | | | |

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 13.
** Not for use with THE EDGE® High Output luminaires w/EHO Mount.

**Luminaire (Mount must be ordered separately)**

**OSQ** **C**

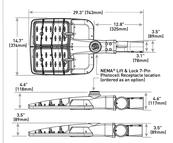
| Family | Size | Series | Lumen Package* | CCT/CRI | Optic | Voltage | Mounting | Finish | Controls** | Options |
|---|---|---|---|---|---|---|---|---|---|---|
| OSQ | M Medium XL Large Extra Large | C | **Medium** 4L 4,000 Lumens 5L 5,000 Lumens 7L 7,000 Lumens 10L 10,000 Lumens 12L 12,000 Lumens **Large** 18L 18,000 Lumens 24L 24,000 Lumens 30L 30,000 Lumens 40L 40,000 Lumens **Extra Large** 55L 55,000 Lumens 70L 70,000 Lumens 85L 85,000 Lumens 100L 100,000 Lumens | **1903** 1900K, 90 CRI **3007** 3000K, 70 CRI **4007** 4000K, 70 CRI **4097** 4000K, 90 CRI **5007** 5000K, 70 CRI **5097** 5000K, 90 CRI **7007** 5700K, 70 CRI | **Asymmetric** **4F** Type 4 Forward Throw **4W** Type 4 Wide Throw **4VW** Type 4 Very Wide Throw – Available with all 4K luminaire packages except 5K **5W** Type 5 Wide Throw **5VW** Type 5 Very Wide Throw – Available with all 5K luminaire packages **Symmetric** **5S** Type 5 Long Throw **5M** Type 5 Medium Throw **5W** Type 5 Wide Throw **5VW** Type 5 Very Wide Throw | **UL** Universal 120-277V **UH** Universal 347-480V – available only with 4L, 7L or 10L lumen packages **HS** 347-480V – available only with 4L, 7L or 10L lumen packages and dimming **HX** 347-480V – available only with 4L, 7L or 10L lumen packages and dimming – not UL Listed **HT** 347-480V – available only with 4L, 7L or 10L lumen packages and dimming – not UL Listed, CSA Certified **XH** 480V, 50/60 Hz – available only with 4L, 7L or 10L lumen packages **XT** 480V, 50/60 Hz – not UL Listed, CSA Certified | **AA** Arm Mount **DA** Direct Arm Mount (Universal Mounting Block required – ordered separately) **BU** Bullhorn Mount (Universal Mounting Block required – ordered separately) | **BK** Black **WH** White **DBU** Dark Blue | **BML** **Bluetooth® Technology Enabled Multi-Level Sensor** Utilizes a multifunction sensor With a 360° field of view for mounting heights 15'-40' (4.5m-12.2m). Sensor is intended for downlight applications at 0° tilt. Requires separately ordered TLC-SYNC-BML-2 or TLC-SYNC-BML-3 wireless Control Accessory (see page 2) and either N or R option. **SMLF* Compatible** Utilizes a multifunction sensor and SmartFixture® Bluetooth® Technology Enabled Multi-Level Sensor. Sensor is intended for downlight applications at 0° tilt. Requires TLC-SYNC-SMLF-2 Wireless Control Accessory (see page 2) and either N or R option. **SMLFP* Compatible with Synapse®** Utilizes a multifunction sensor and SmartFixture® Bluetooth® Technology Enabled Multi-Level Sensor. Sensor is intended for downlight applications at 0° tilt. Requires TLC-SYNC-SMLFP-2 Wireless Control Accessory (see page 2) and either N or R option. **SYSTEM STAR/SYSTEM/SYSTEM* Field-Installable Output** Utilizes a SYSTEM STAR, SYSTEM, SYSTEM* or SYSTEM* Ultra 5-Wire dimming module. Requires separately ordered SYS-DIM-5WIRE-2 (see page 2). Not available with other controls. **XNITE/XNITE* Field-Installable Output** Utilizes a XNITE, XNITE* or XNITE* Ultra 5-Wire dimming module. Requires separately ordered XNT-DIM-5WIRE-2 (see page 2). Not available with other controls. **F1 (Factory-Installed) Photocontrol** Utilizes a factory-installed, button photocell, voltage-offset per NEMA, 1kLUX, 1to10V, 5W, 347-480V, 50/60Hz. Not available with 4L, 7L or 10L lumen packages. Not available with other controls. **F3 (Factory-Installed) Photocontrol** Utilizes a factory-installed, button photocell, voltage-offset per NEMA, 3kLUX, 1to10V, 5W, 347-480V, 50/60Hz. Not available with other controls. | **20W** **DM19 ANSI Surge Protection** Provides additional surge protection for luminaire with NXPSU option. **F** Field-installable 120, 277V or 347V (phase to neutral). **H** Field-installable housing requiring 480 to 277V, 20A or 480V (phase to phase). **K** Knockout for conduit entry and time delay fuse. **Utility-Label and NEMA® 3-R Lock-Type Photocell Receptacle** Provides 120V, 277V or 347V (phase to neutral). Not available with NXPSU, DSU, or DBU. Luminaire is intended for downlight applications with maximum tilt of 0°. Factory-connected 5-PIN dim leads. **NEMA® 3-R Lock-Type Photocell Receptacle** Provides 120V, 277V or 347V (phase to neutral). Not available with NXPSU, DSU, or DBU. Luminaire is intended for downlight applications with maximum tilt of 0°. Factory-connected 5-PIN dim leads. **NEMA® Lock-Type Photocell Receptacle** Provides 480V (phase to phase). Not available with NXPSU, DSU, or DBU. Luminaire is intended for downlight applications with maximum tilt of 0°. Factory-connected 5-PIN dim leads. **TL** Utilizes cable arc retardant to the left (standard). Requires ordering mag-mnt-tl-x-298, 328 for optic directionality. **TR** Utilizes cable arc retardant to the right (standard). Requires ordering mag-mnt-tr-x-298, 328 for optic directionality. **WB** Utilizes cable arc retardant to both sides. Requires ordering mag-mnt-wb-x-298, 328 for optic directionality. **NW** Not for use with agreement optics |

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
** Luminaire comes standard with 0-10V dimming.
*** Factory-installed backlight shields are integral to luminaire optic and may not be removed in the field. For field-install backlight control, please refer to the External Backlight Shields in the accessory table on page 2.

Cree TrueWhite® Technology

**Website:** creelighting.com
**US:** (800) 236-4800 **Canada:** (800) 473-1234

**OSQM - AA Mount**




| Luminaire | Weight |
|---|---|
| OSQM | 19.3 lbs. [8.8kg] |

Note: For OSQL, OSQX and additional mounts, refer to drawings beginning on page 28.

# OSQ Series

OSQP™ LED Pathway Bollard featuring Patented NanoComfort® Technology - Version C

Rev. Date: V6 03/04/2025

## Product Description

The OSQP LED Pathway Bollard features NanoComfort® Technology to deliver precise and comfortable illumination and offers application flexibility with top-mounted rotatable optics. Using an updated and refined form factor to complement and carry forward the OSQ styling, the durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). Note: T40 Torx 3/8" socket required for head installation. Suitable upgrade for existing 50-100W PSMH bollards.
**Applications:** Landscape, walk-ways and general site lighting

## Performance Summary

Utilizes Patented NanoComfort® Technology

Assembled in the USA by Cree Lighting from US and imported parts

**Initial Delivered Lumens:** Up to 2,830

**Input Power:** 11 - 25W

**Efficacy:** Up to 142 LPW

**CRI:** Minimum 70 CRI (2700K, 3000K, 4000K, 5000K, 5700K); 50 CRI (1900K)

**CCT:** 1900K, 2700K, 3000K, 4000K, 5000K, 5700K

**Limited Warranty*:** 10 years for bollard/10 years for Colorfast DeltaGuard® finish/ 5 years for OCC1 and OCC2 controls/1 year for accessories

**Limited Warranty Emergency Back Up (EB) Battery:** 1 year for Battery Back Up. Test regularly in accordance with local code

*See https://www.creelighting.com/resources/warranties/ for warranty terms

| Model | Dim. "A" | Weight |
|---|---|---|
| Head Only (HO) | – | 7.6 lbs. (3.45kg) |
| Pathway (P3) | 36.5" (927 mm) | 14.4 lbs. (6.53kg) |
| Pathway (P4) | 42.5" (1080 mm) | 15.2 lbs. (6.89kg) |
| Pedestrian (PB) | 96.5" (2451 mm) | 24.6 lbs. (11.14kg) |

Please refer to page 4 for drawing of OSQP with GFI, photocell and WB options, and page 5 for base plate and base cover drawings.

| Option | Weight Adder |
|---|---|
| EB | 2.2 lbs. (1.00kg) |
| GFI | 1.0 lb. (0.45kg) |
| 3d/48 Volt | 1.2 lbs. (0.54kg) |
| 3d/48 Volt w/EB | 4.4 lbs. (2.09kg) |
| WB* | 1.2 lbs. (0.54kg) |

* WB adder is for P3 & P4 models only. WB weight is included on PB.
**Note:** KA-XBPM3 weighs 2.2 lbs. (1.0kg), OSQP-GFI weighs 3.75 lbs. (1.7kg), OSQP-C-P3x-ABT weighs 0.7 lbs. (0.3kg), OSQP-C-P3xB-ABT-WB weighs 0.6 lbs. (0.4kg).

**Field-Installed**

**Upgrade Kit**
- Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm)
- Not required for existing Cree Lighting bollards w/WB as they have a bolt circle of 5.75" (146mm)

KA-XBPM3 KA-XBPBK
KA-XBPBRSK KA-XBPBRSZ

**GFI Receptacle Outlet, 120V, 20A**
- Requires bollard with 12 voltage and GFI option
OSQP-GFI

## Ordering Information

Fully assembled bollard is composed of two components that must be ordered separately:
Example: **Anchor Bolts w/Template:** OSQP-C-P3A6-ABT-WB + **Bollard:** OSQP-C-2L-27K7-2R-12-P3-BK-DFI-WB
**Note:** Anchor bolts w/template should not be ordered with H2 mount.

**Anchor Bolts w/Template (Bollard must be ordered separately)**

**Standard Base (P3 & P4 Mounts ONLY) - 2.7" Bolt Circle**
**OSQP-C-P3A-ABT**
- Anchor Bolts & Template for P3 or P4 Mounts w/Standard Base
- Includes (3) 3/8"-16x6" anchor bolts with 1.25" hook
- 2.7" (69mm) Bolt Circle (refer to page 5 for details)

**Welded Base (P5, P3/P4 Mounts w/WB Option) - 5.75" Bolt Circle**
**OSQP-C-P3A6-ABT-WB**
- Anchor Bolts & Template for P3, P4 or P8 Mounts w/Welded Base
- Includes (3) 3/8"-16x6" anchor bolts with 1.25" hook
- 5.75" (146mm) Bolt Circle (refer to page 5 for details)

**Bollard (Anchor Bolts w/Template must be ordered separately)**

**OSQP** **C**

| Family | Series | Lumen Package* | CCT/CRI | Optic | Voltage* | Mounting** | Finish | Controls*** | Options |
|---|---|---|---|---|---|---|---|---|---|
| OSQP | C | **2L** 2,000 lumens. **3L** 3,000 lumens. | **1903** 1900K, 90 CRI **2707** 2700K, 70 CRI **3007** 3000K, 70 CRI **4007** 4000K, 70 CRI **5007** 5000K, 70 CRI **7007** 5700K, 70 CRI | **2R** Type II Medium Rotatable **3R** Type III Medium Rotatable **5M** Type V Medium | **UL** Universal 120-277V **12** 12V – Available only when OCC1 or OCC2 controls are selected **27** 27V – Available only when OCC1 or OCC2 controls are selected **34** 347V **48** 480V | **HO** Head only **P3** Pathway **P4** Pathway **PB** Pedestrian **H2** Universal Cree Lighting bollard mount | **BK** Black **BZ** Bronze **DBZ** Dark Bronze **WH** White | **H, High/Low (Dual Circuit Input)** – Not available with 0-10V dimming – Provides 40% or 60% low dimming – Available with UL, 34 (347V or 48 (480V) voltages – Not available with other controls – Refer to HL spec sheet for details **Motion/Ambient Sensor (120% Dim/Put Power)** – Utilizes a multifunction sensor – Available only with 12 (120V) or 27 (277V) voltages – Not available with other controls – Refer to OCC1L spec sheet for details **OCC2 Microwave Sensor (25%Put Power)** – Utilizes a microwave sensor – Available only with 12 (120V) or 27 (277V) voltages – Not available with other controls – Refer to OCC2L spec sheet for details **P Button Photocell** – Not available with other controls – Not available with H2 mount | **EB Emergency Battery Back-Up** – Provides 90 minutes and 750 lumens in emergency mode – Available only with UL, 34 and 48 voltages – Not available with HL, OCC1, OCC2, or F controls **F Fusing** – Compatible only with 120V or 277V (phase to neutral) – Consult factory if fusing is required for 208V or 240V (phase to phase) – When code dictates fusing, use time delay fuse – Not available with EB option **GFI Receptacle Outlet** – Located 7'-7" (1194mm) above the base of the pole – Available only with 12 (120V) voltage – Not available with WB – Requires OSQP-GFI GFI Receptacle Outlet accessory (refer to accessory table above) **WB Welded Base** – Not available with H2 mount – Available for P3 and P4 mount – WB suffix not required for P8 mount, ships standard – Includes aluminum welded base cover – Not available with OSQP-C-P3x6-ABT-WB anchor bolts (ordered separately) |

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
** 2A (347V and 480V) utilize magnetic step-down transformers. For input power for 347V and 480V, refer to the Electrical Data table on page 2.
*** Consult factory for other pole heights.
**** Standard control is 0-10V dimming. Controls by others.

**Website:** creelighting.com
**US:** (800) 236-4800 **Canada:** (800) 473-1234

## GENERAL NOTES:

NOT FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 — 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776

NON–MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

Locations of existing underground utilities/facilities shown hereon have been developed from records, field markouts by utility owners, and/or above-ground observation of the site. No excavations were performed in the preparation of these drawings; therefore all utilities shown should be considered approximate in location, depth, and size. The potential exists for other underground utilities/facilities to be present which are not shown on the drawings. Only the visible locations of underground utilities/facilities at the time of field survey shall be considered true and accurate. Completeness or accuracy of underground utilities/facilities are not guaranteed by Gilmore & Associates Inc.

All contractors working on this project shall verify location and depth of all underground utilities/facilities prior to start of work and shall comply with the requirements of P.L. 852, No. 287 December 10, 1974 as last amended on October 9, 2008, Pennsylvania Act 121. Gilmore & Associates inc. has obtained a pa-one call serial number as noted hereon for design purposes only.


PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

COMMONWEALTH OF PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT REGISTRATION NUMBER LA002455

kselger@gilmore-assoc.com
267-274-2234

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Grey J. Kelley ENGINEER ME092182

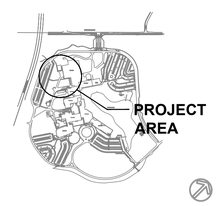
jkelley@gilmore-assoc.com
267-314-6505

Civil Engineer/Landscape Architect
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


| NO. | DATE | ISSUE/REVISON DESCRIPTION |
|---|---|---|
| | | ISSUES/REVISIONS |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
| E | 17JUL2025 | ISSUE FOR BID - STRUCTURAL |
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |

VENDOR PROJ. NO.
VENDOR DWG. NO.

KEY PLAN




Johnson&Johnson Innovative Medicine

1400 McKean Road
Spring House, PA 19002
215-628-5000

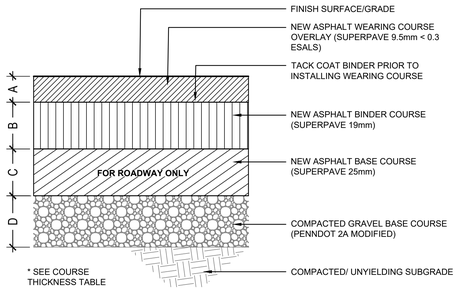
| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

LIGHTING DETAILS AND NOTES

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | LL-501 | I |
| | SHEET NO. 29 OF 32 | |

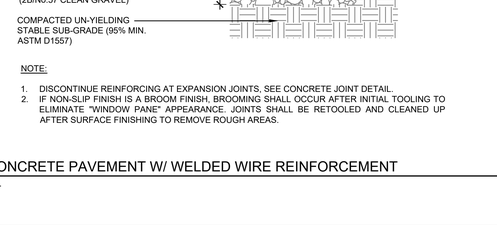
LIFECYCLE STATE: N/A SCALE:




| ASPHALT COURSE THICKNESS TABLE | | | |
|---|---|---|---|
| SECTION | COURSE | PARKING | DRIVE AISLE |
| A | WEARING (SUPERPAVE 9.5 MM) | 1.5 INCHES | 1.5 INCHES |
| B | BINDER (SUPERPAVE 19MM) | 3 INCHES | 2.5 INCHES |
| C | BASE COURSE (SUPERPAVE 25MM) | ---------- | 3.0 INCHES |
| D | GRAVEL BASE | 6 INCHES | 8 INCHES |

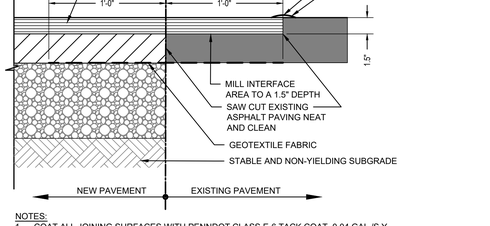
## 1 C-501 FULL DEPTH ASPHALT PAVING DETAIL

DETAIL NTS




## 2 C-501 MILL AND OVERLAY ASPHALT PAVING DETAIL

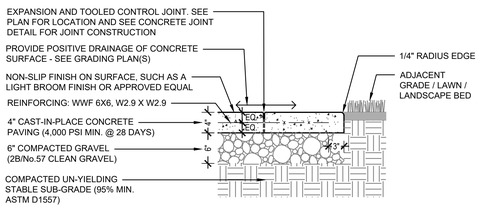
DETAIL NTS




NOTES:
1. COAT ALL JOINING SURFACES WITH PENNDOT CLASS E-6 TACK COAT, 0.04 GAL./S.Y.
2. SAWCUT ALL EXISTING ASPHALT EDGE NEAT AND CLEAN AND READY TO RECEIVE TACK COAT AND NEW PAVEMENT.

## 3 C-501 NEW TO EXISTING ASPHALT PAVEMENT CONNECTION

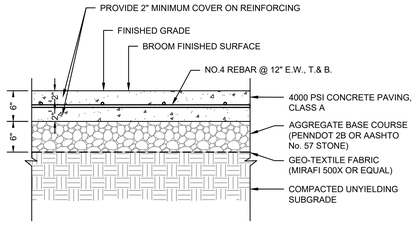
DETAIL NTS




NOTE:
1. DISCONTINUE REINFORCING AT EXPANSION JOINTS, SEE CONCRETE JOINT DETAIL.
2. IF NON-SLIP FINISH IS A BROOM FINISH, BROOMING SHALL OCCUR AFTER INITIAL TOOLING TO ELIMINATE "WINDOW PANE" APPEARANCE. JOINTS SHALL BE RETOOLED AND CLEANED UP AFTER SURFACE FINISHING TO REMOVE ROUGH AREAS.

## 4 C-501 4" CONCRETE PAVEMENT W/ WELDED WIRE REINFORCEMENT

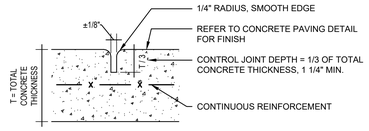
DETAIL NTS



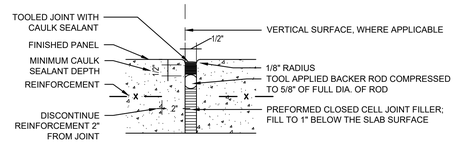

NOTE:
1. CONTROL JOINTS SHALL BE EVENLY SPACED, UNLESS OTHERWISE NOTED.
2. EXPANSION JOINTS SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING OR ANOTHER STRUCTURE.

## 5 C-501 6" HEAVY DUTY CONCRETE PAVEMENT DETAIL

DETAIL NTS




### TOOLED CONTROL JOINT (CJ)

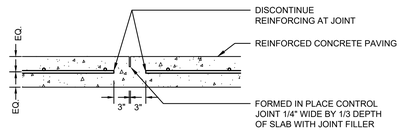



### EXPANSION JOINT (EJ)

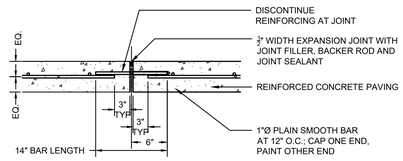
NOTE:
1. PROVIDE JOINTS AS SHOWN ON THE PLANS. IF NOT INDICATED ON THE PLANS, EXPANSION JOINTS SHALL BE 12' O.C. AND CONTROL JOINTS SHALL BE 4' O.C.
2. IF NON-SLIP FINISH IS A BROOM FINISH, BROOMING SHALL OCCUR AFTER INITIAL TOOLING TO ELIMINATE "WINDOW PANE" APPEARANCE. JOINTS SHALL BE RETOOLED AND CLEANED UP AFTER SURFACE FINISHING TO REMOVE ROUGH AREAS.

## 6 C-501 STANDARD CONCRETE PAVEMENT JOINT SCHEDULE

DETAIL NTS



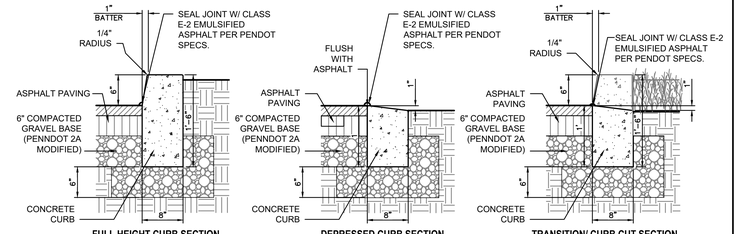

### REINFORCED CONCRETE CONTROL JOINT



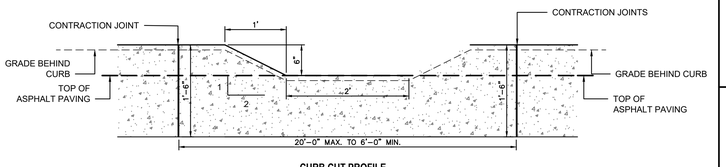

### REINFORCED CONCRETE EXPANSION JOINT

## 7 C-501 HEAVY DUTY CONCRETE PAVEMENT JOINT SCHEDULE

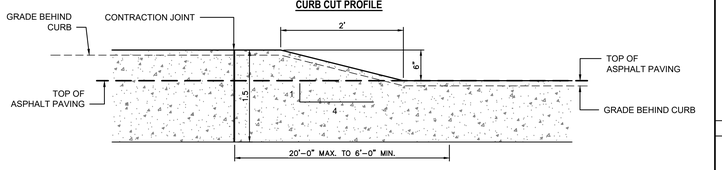
DETAIL NTS



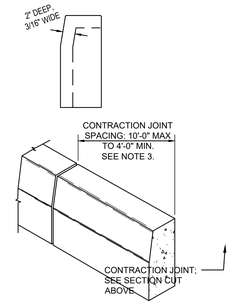

FULL HEIGHT CURB SECTION | DEPRESSED CURB SECTION | TRANSITION/ CURB CUT SECTION




CURB CUT PROFILE




TRANSITION CURB PROFILE

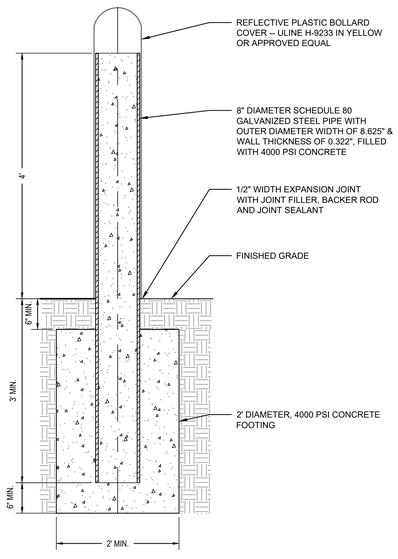



CURB CONTRACTION JOINT

CURB JOINTING NOTES:
1. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
2. PLACE 3/4" PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
3. PROPOSED CURB INSTALLATION SHALL EXTENT TO THE NEAREST JOINT IN EXISTING CURB TO BE TIED TO.

## 8 C-501 CONCRETE CURB DETAILS

DETAIL NTS




## 9 C-501 CONCRETE FILLED STEEL BOLLARD

DETAIL NTS

## GENERAL NOTES:

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925 Irwin Run Road
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15122 – 1076

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PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

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PLAN PREPARER:
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1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

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267-274-2234

jkelley@gilmore-assoc.com
267-314-8505

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

Civil Engineer/Landscape Architect:
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
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| VENDOR PROJ. NO. | | |
|---|---|---|
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
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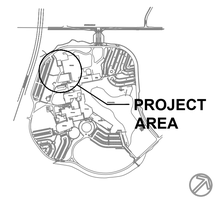
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |
| NO. | DATE | ISSUE/REVISON DESCRIPTION |

ISSUES/REVISIONS

KEY PLAN



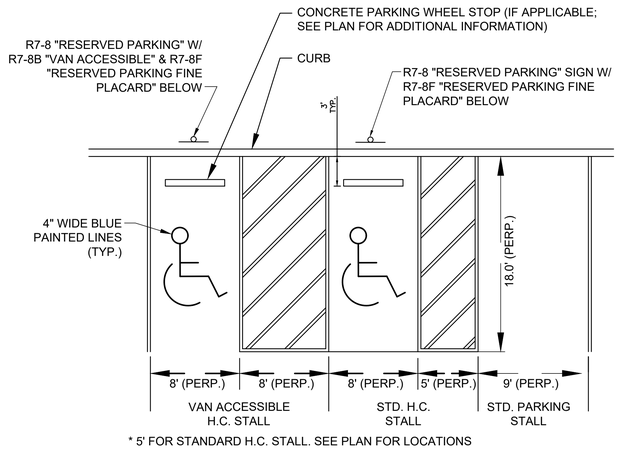

Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |
| DRAWING TITLE | |

SITE CONSTRUCTION DETAILS ONE

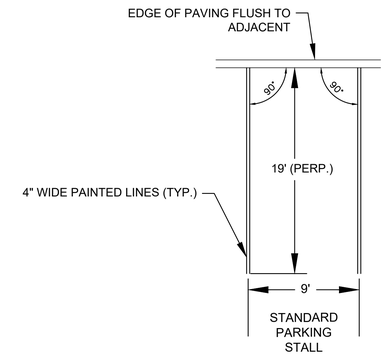
| SIZE: | DRAWING NO. | REV. |
|---|---|---|
| E1 | C-501 | I |
| | SHEET NO. 30 OF 32 | |

LIFECYCLE STATE: N/A | SCALE:

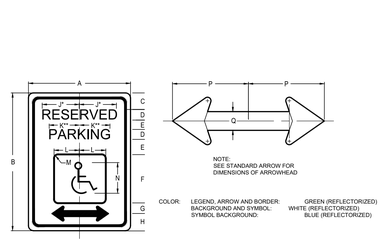



* 5' FOR STANDARD H.C. STALL. SEE PLAN FOR LOCATIONS

1 C-502 HANDICAP PARKING STALL STRIPING DETAIL
DETAIL NTS




2 C-502 STANDARD PARKING STALL STRIPING DETAIL
DETAIL NTS




NOTE: SEE STANDARD ARROW FOR DIMENSIONS OF ARROWHEAD

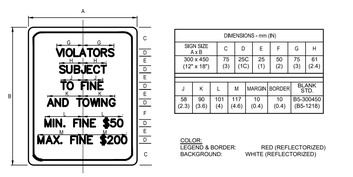
COLOR: LEGEND, ARROW AND BORDER: GREEN (REFLECTORIZED)
BACKGROUND AND SYMBOL: WHITE (REFLECTORIZED)
SYMBOL BACKGROUND: BLUE (REFLECTORIZED)

| DIMENSIONS - mm (IN) | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SIGN SIZE A x B | C | D | E | F | G | H | J | K | L | M | N | P | Q |
| 300 x 450 (12"x18") | 50 (2) | 50C (2C) | 25 (1) | 150 (6) | 40 (1.6) | 60 (2.4) | 126 (4.9) | 109 (4.3) | 759 (3) | 10 (0.4) | 100 (4) | 95 (3.8) | 20 (0.8) |

| MARGIN | BORDER | BLANK STD. |
|---|---|---|
| 10 (0.4) | 10 (0.4) | BS-300450 (BS-1218) |

* REDUCE SPACING 50% ** REDUCE SPACING 33%

RESERVED PARKING SIGN (R7-8)

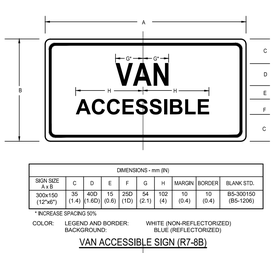



| DIMENSIONS - mm (IN) | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SIGN SIZE A x B | C | D | E | F | G | H | J | K | L | M | MARGIN | BORDER |
| 300 x 450 (12" x 18") | 75 (3) | 25C (1C) | 25 (1) | 50 (2) | 75 (3) | 61 (2.4) | 58 (2.3) | 90 (3.6) | 101 (4) | 117 (4.6) | 10 (0.4) | 10 (0.4) |

| BLANK STD |
|---|
| BS-300450 (BS-1218) |

COLOR:
LEGEND & BORDER: RED (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

RESERVED PARKING PENALTIES SIGN (R7-8F)

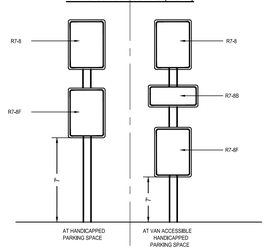



| DIMENSIONS - mm (IN) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| SIGN SIZE A x B | C | D | E | F | G | H | MARGIN | BORDER | BLANK STD. |
| 300x150 (12"x6") | 35 (1.4) | 400 (1.6D) | 15 (0.6) | 25D (1D) | 54 (2.1) | 102 (4) | 10 (0.4) | 10 (0.4) | BS-300150 (BS-1206) |

* INCREASE SPACING 50%

COLOR: LEGEND AND BORDER: WHITE (NON-REFLECTORIZED)
BACKGROUND: BLUE (REFLECTORIZED)

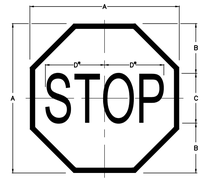
VAN ACCESSIBLE SIGN (R7-8B)




SIGNS TO BE POSTED FOR TITLE 67 OF THE PA. CODE

HANDICAPPED PARKING SIGN ELEVATION

3 C-502 HANDICAP PARKING SIGNAGE DETAIL
DETAIL NTS



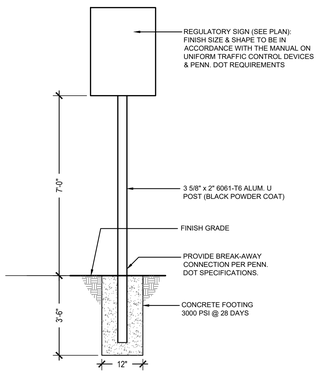

| DIMENSIONS – mm (IN) | | | | | |
|---|---|---|---|---|---|
| SIGN SIZE A x A | B | C | D | BORDER | BLANK STD. |
| 600 x 600 (24" x 24") | 200 (8) | 200C (8C) | 254 (10) | 15 (0.6) | B1–600 (B1–24) |
| 750 x 750 (30" x 30") | 250 (10) | 250C (10C) | 318 (12.6) | 20 (0.8) | B1–750 (B1–30) |
| 900 x 900 (36" x 36") | 300 (12) | 300C (12C) | 381 (15) | 20 (0.8) | B1–900 (B1–36) |
| 1200 x 1200 (48" x 48") | 400 (16) | 400C (16C) | 508 (20) | 30 (1.2) | B1–1200 (B1–48) |

* REDUCE SPACING 40%

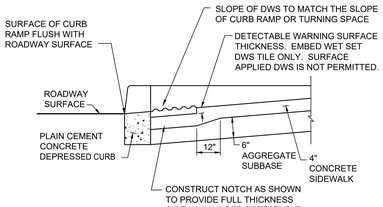
COLOR:
LEGEND AND BORDER: WHITE (REFLECTORIZED)
BACKGROUND: RED (REFLECTORIZED)

STOP SIGN (R1–1)
NOT TO SCALE

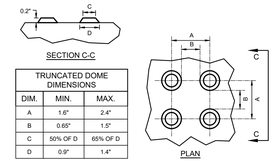
4 C-502 STOP SIGN DETAIL
DETAIL NTS




5 C-502 REGULATORY SIGN DETAIL
DETAIL NTS



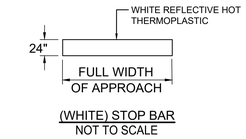

DETECTABLE WARNING SURFACE EMBEDDING




| TRUNCATED DOME DIMENSIONS | | |
|---|---|---|
| DIM. | MIN. | MAX. |
| A | 1.6" | 2.4" |
| B | 0.65" | 1.5" |
| C | 50% OF D | 65% OF D |
| D | 0.9" | 1.4" |

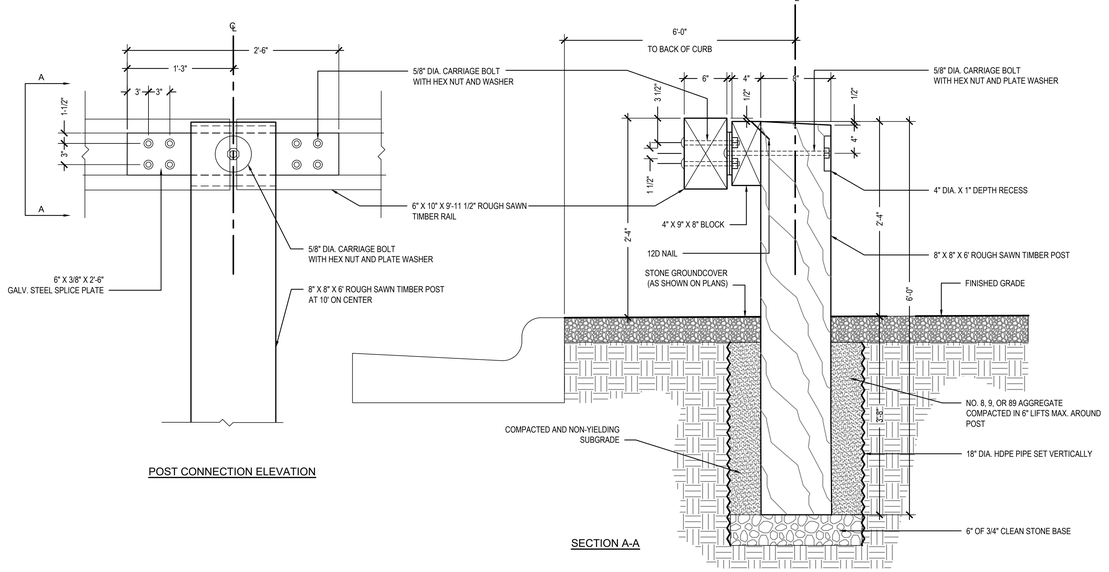
DETECTABLE WARNING TRUNCATED DOME DETAIL

7 C-502 DECTABLE WARNING STRIP DETAIL
DETAIL NTS




(WHITE) STOP BAR
NOT TO SCALE

8 C-502 STOP BAR DETAIL
DETAIL NTS




6 C-502 WOODEN GUIDERAIL DETAIL (8"x8" POSTS)
DETAIL NTS

## GENERAL NOTES:

NOT FOR CONSTRUCTION


PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1076

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776

NON–MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH


**PA ONE-CALL SERIAL NUMBER: 20250551712**

Locations of existing underground utilities/facilities shown hereon have been developed from records, field markouts by utility owners, and/or above-ground observation of the site. No excavations were performed in the preparation of these drawings; therefore all utilities shown should be considered approximate in location, depth, and size. The potential exists for other underground utilities/facilities to be present which are not shown on the drawings. Only the visible locations of underground utilities/facilities at the time of field survey shall be considered true and accurate. Completeness or accuracy of underground utilities/facilities are not guaranteed by Gilmore & Associates Inc.

All contractors working on this project shall verify location and depth of all underground utilities/facilities prior to start of work and shall comply with the requirements of P.L. 852, No. 287 December 10, 1974 as last amended on October 9, 2008, Pennsylvania Act 121. Gilmore & Associates inc. has obtained a pa-one call serial number as noted hereon for design purposes only.


PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

kselger@gilmore-assoc.com
267-274-2234

jkelley@gilmore-assoc.com
267-314-8505

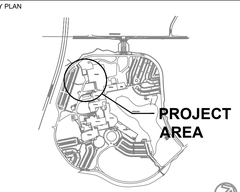
GILMORE & ASSOCIATES, INC. Engineering & Consulting Services
Civil Engineer/Landscape Architect
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


VENDOR PROJ. NO.
VENDOR DWG. NO.

| NO. | DATE | ISSUE/REVISON DESCRIPTION |
|---|---|---|
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
| E | 17JUL2025 | ISSUE FOR BID - STRUCTURAL |
| D | 03JUL2025 | PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION |
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |

ISSUES/REVISIONS

KEY PLAN




Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

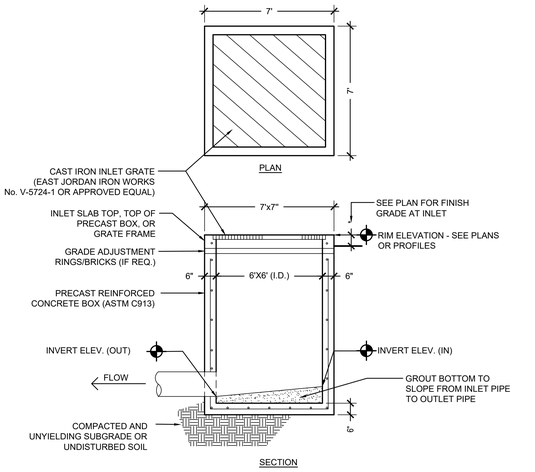
| | |
|---|---|
| TAX MAP PARCEL NUMBER: | 39-019-001 |
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |
| PROJECT NUMBER: 2500190 | PROJECT NAME: CEAS Lab Building / Project Evolution |

DRAWING TITLE

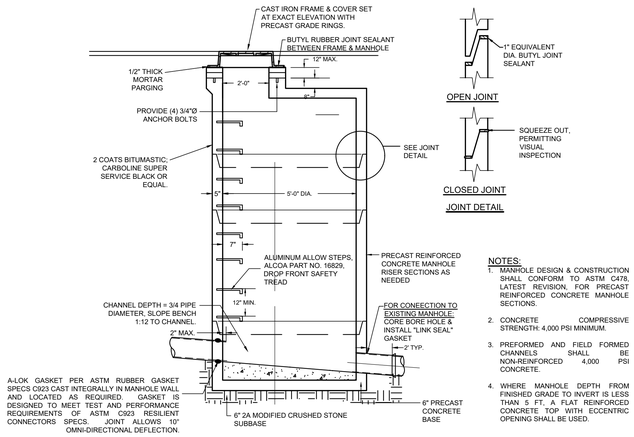
SITE CONSTRUCTION DETAILS TWO

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | C-502 | I |
| | SHEET NO. 31 OF 32 | |

LIFECYCLE STATE: N/A SCALE:

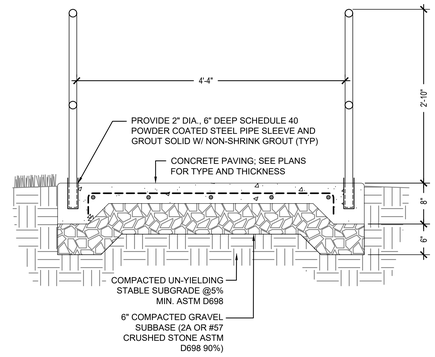



1 C-503 — 6' x 6' INLET DETAIL
TYPICAL — NTS

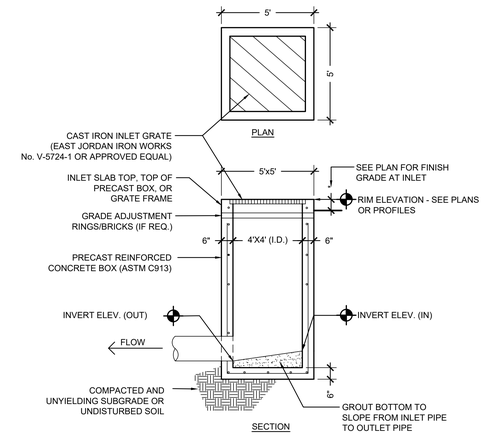



NOTES:
1. MANHOLE DESIGN & CONSTRUCTION SHALL CONFORM TO ASTM C478, LATEST REVISION, FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
2. CONCRETE COMPRESSIVE STRENGTH: 4,000 PSI MINIMUM.
3. PREFORMED AND FIELD FORMED CHANNELS SHALL BE NON-REINFORCED 4,000 PSI CONCRETE.
4. WHERE MANHOLE DEPTH FROM FINISHED GRADE TO INVERT IS LESS THAN 5 FT, A FLAT REINFORCED CONCRETE TOP WITH ECCENTRIC OPENING SHALL BE USED.

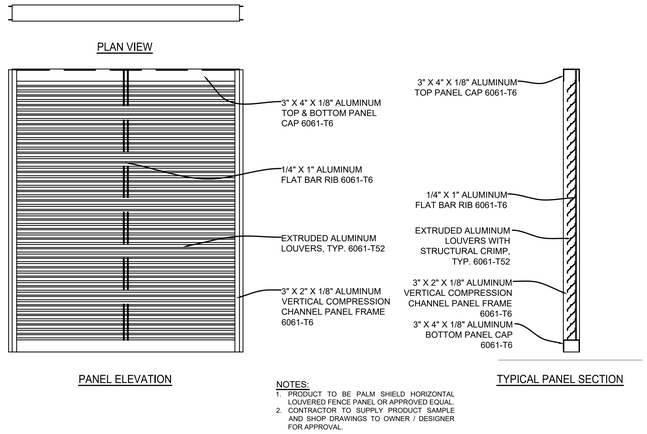
4 C-503 — 5' MANHOLE DETAIL
TYPICAL — NTS




7 C-503 — CONCRETE RAMP AND RAILING EMBEDMENT DETAIL
TYPICAL — NTS

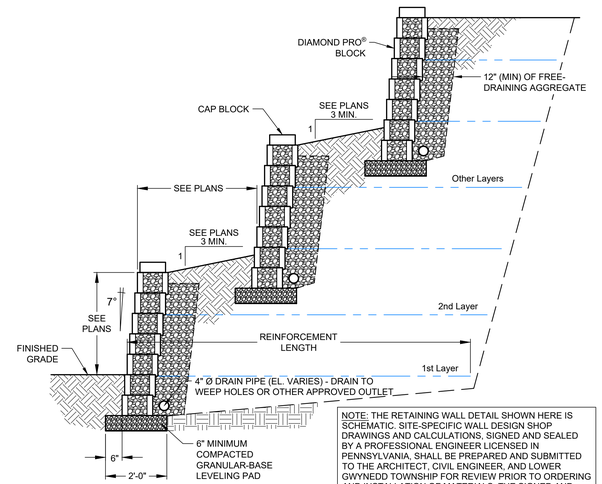



2 C-503 — 4' x 4' INLET DETAIL
TYPICAL — NTS



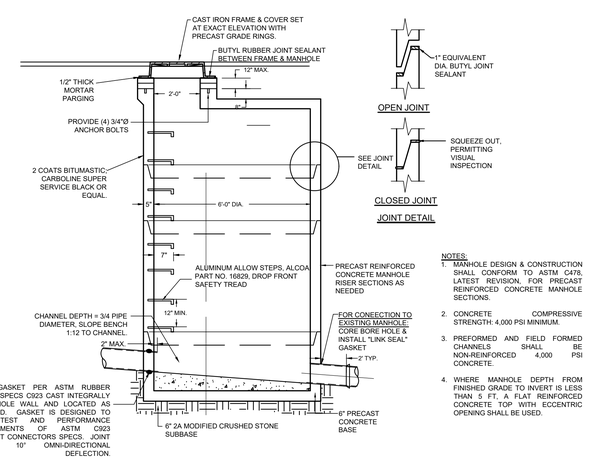

NOTES:
1. PRODUCT TO BE PALM SHIELD HORIZONTAL LOUVERED FENCE PANEL OR APPROVED EQUAL.
2. CONTRACTOR TO SUPPLY PRODUCT SAMPLE AND SHOP DRAWINGS TO OWNER / DESIGNER FOR APPROVAL.

5 C-503 — PALM SHIELD® HORIZONTAL LOUVERED FENCE
TYPICAL — NTS



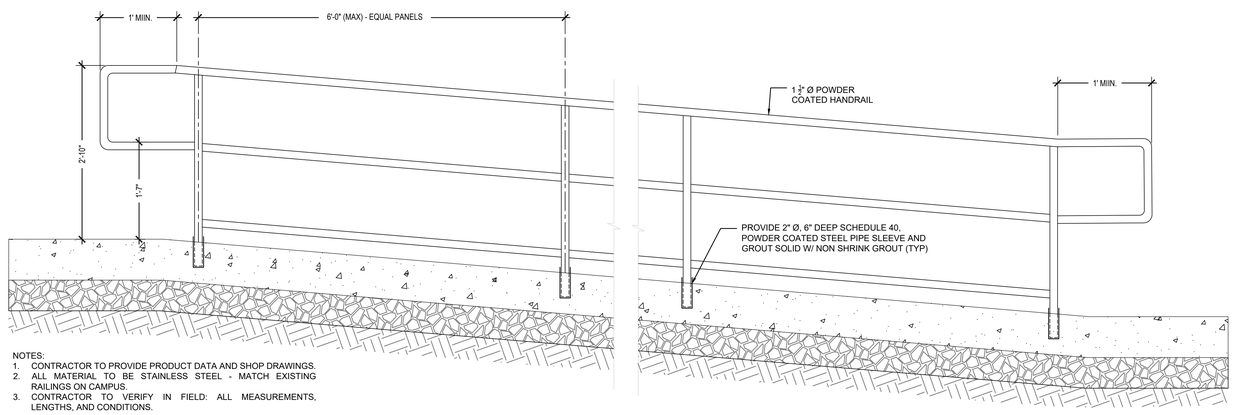

NOTE: THE RETAINING WALL DETAIL SHOWN HERE IS SCHEMATIC. SITE-SPECIFIC WALL DESIGN SHOP DRAWINGS AND CALCULATIONS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN PENNSYLVANIA, SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT, CIVIL ENGINEER, AND LOWER GWYNEDD TOWNSHIP FOR REVIEW PRIOR TO ORDERING AND INSTALLATION OF MATERIALS. THE SIGNED AND SEALED SHOP DRAWINGS MUST ACCOMPANY ANY BUILDING PERMIT APPLICATIONS TO THE MUNICIPALITY.

8 C-503 — TERRACED BLOCK RETAINING WALL TYPICAL CROSS SECTION
TYPICAL — NTS




NOTES:
1. MANHOLE DESIGN & CONSTRUCTION SHALL CONFORM TO ASTM C478, LATEST REVISION, FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
2. CONCRETE COMPRESSIVE STRENGTH: 4,000 PSI MINIMUM.
3. PREFORMED AND FIELD FORMED CHANNELS SHALL BE NON-REINFORCED 4,000 PSI CONCRETE.
4. WHERE MANHOLE DEPTH FROM FINISHED GRADE TO INVERT IS LESS THAN 5 FT, A FLAT REINFORCED CONCRETE TOP WITH ECCENTRIC OPENING SHALL BE USED.

3 C-503 — 6' MANHOLE DETAIL
TYPICAL — NTS




NOTES:
1. CONTRACTOR TO PROVIDE PRODUCT DATA AND SHOP DRAWINGS.
2. ALL MATERIAL TO BE STAINLESS STEEL - MATCH EXISTING RAILINGS ON CAMPUS.
3. CONTRACTOR TO VERIFY IN FIELD: ALL MEASUREMENTS, LENGTHS, AND CONDITIONS.

6 C-503 — CONCRETE RAMP RAILING DETAIL
TYPICAL — NTS

## GENERAL NOTES:

NOT FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PA ONE-CALL SERIAL NUMBER: 20250551712**

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PLAN PREPARER:
GILMORE & ASSOCIATES,INC.
1617 JFK BLVD, SUITE 425, PHILADELPHIA, PA 19103

Seals:

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT VOCATIONAL NUMBER LA002465

kselger@gilmore-assoc.com
267-274-2234

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Jeffrey J. Kelley ENGINEER PE092858

jkelley@gilmore-assoc.com
267-314-8505

Civil Engineer/Landscape Architect;
One Penn Center
1617 JFK Boulevard
Suite 425
Philadelphia, PA 19103
Phone: 215-345-4330
www.gilmore-assoc.com


| VENDOR PROJ. NO. | | |
|---|---|---|
| VENDOR DWG. NO. | | |
| | | |
| J | 25SEP2025 | 90% ISSUE FOR CONSTRUCTION |
| I | 25SEP2025 | PRELIMINARY/FINAL LAND DEVELOPMENT RESUBMISSION |
| H | 02SEP2025 | NPDES 1ST RESUBMISSION |
| G | 28AUG2025 | ISSUED FOR PERMIT - STRUCTURAL |
| F | 14AUG2025 | ISSUED FOR 50% REVIEW |
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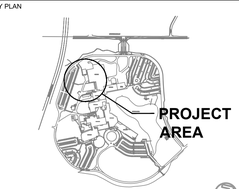
| C | 19JUN2025 | ISSUE FOR REVIEW |
| B | 23MAY2025 | NPDES SUBMISSION |
| A | 03APR2025 | ISSUED FOR 50% BOD |
| NO. | DATE | ISSUE/REVISON DESCRIPTION |

ISSUES/REVISIONS

KEY PLAN




Johnson&Johnson Innovative Medicine
1400 McKean Road
Spring House, PA 19002
215-628-5000

| TAX MAP PARCEL NUMBER: | 39-019-001 |
|---|---|
| TOWNSHIP: | Lower Gwynedd Township |
| COUNTY: | Montgomery County |
| BUILDING NUMBER: | Spring House Campus |
| FACILITY LOCATION: | Spring House, PA |

PROJECT NUMBER: 2500190
PROJECT NAME: CEAS Lab Building / Project Evolution

DRAWING TITLE

# SITE CONSTRUCTION DETAILS THREE

| SIZE | DRAWING NO. | REV. |
|---|---|---|
| E1 | C-503 | I |
| | SHEET NO. 32 OF 32 | |

LIFECYCLE STATE: N/A
SCALE:

Bowman

October 13, 2025

Mimi Gleason, Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477

RE: **Engineer's Recommendation of Award**
Traffic Signal Poles Replacement at Bethlehem Pike (S.R. 2018) and Penllyn Pike
Lower Gwynedd Township, Montgomery County, PA
Bowman Project No. 314087-01-016

Dear Mimi:

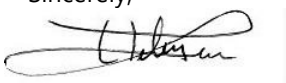
Bowman Consulting Group, Ltd. (Bowman) has reviewed the bids received on October 10, 2025, for the above reference project. Below is a summary of the bids received from the four (4) contractors:

| | ***Company*** | ***Base Bid*** | ***Status*** |
|---|---|---|---|
| **1** | **Kuharchik Construction, Inc.** | **$83,305.00** | **Verified** |
| 2 | Lenni Electric Corporation | $86,417.00 | Verified |
| 3 | Armour & Sons Electric, Inc. | $87,425.00 | Verified |
| 4 | Carr & Duff LLC | $124,975.00 | Verified |

Upon review, the bids received appear to be acceptable. Our office recommends the governing body consider awarding the contract Base Bid to the qualified low bidder, Kuharchik Construction, Inc., for a total of **$83,305.00**.

If you have any questions, or require additional information, please contact me at hlam@bowman.com.

Sincerely,



Helen L. Lam, P.E.
Project Manager

/lsw

Attachment

cc: Jamie Worman, Lower Gwynedd Township
Chad Dixson, Bowman

1515 Market Street, Suite 1360, Philadelphia, PA 19102
P: 215.433.1660
**bowman.com**

| | | | | | | ARMOUR & SONS ELECTRIC, INC. | | Carr & Duff LLC | | Kuharchik Construction, Inc | | Lenni Electric Corporation | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Total Cost | $ 87,425.0 | | $ 124,975.0 | | $ 83,305.0 | | $ 86,417.0 | |
| # | Items | Lowest | Item Number | Unit of Measure | Quantity Required | Unit Price | Total Cost | Unit Price | Total Cost | Unit Price | Total Cost | Unit Price | Total Cost |
| 1 | Base Bid Pricing (11) | | | | | | | | | | | | |
| #1-1 | Mobilization | $ 1,500.0 | 0608-0001 | LS | 1 | $ 1,500.0 | $ 1,500.0 | $ 12,950.0 | $ 12,950.0 | $ 4,200.0 | $ 4,200.0 | $ 4,125.0 | $ 4,125.0 |
| #1-2 | Maintenance and Protection of Traffic | $ 1,866.0 | 0901-0001 | LS | 1 | $ 4,500.0 | $ 4,500.0 | $ 13,200.0 | $ 13,200.0 | $ 3,800.0 | $ 3,800.0 | $ 1,866.0 | $ 1,866.0 |
| #1-3 | Traffic Signal Support, 20' Mast Arm, Powder Coated | $ 53,800.0 | 0951-0220 | EA | 2 | $ 31,625.0 | $ 63,250.0 | $ 29,800.0 | $ 59,600.0 | $ 26,900.0 | $ 53,800.0 | $ 29,500.0 | $ 59,000.0 |
| #1-4 | 3 Inch Conduit | $ 300 | 0954-0013 | LF | 25 | $ 15 | $ 375 | $ 45 | $ 1,125.0 | $ 12 | $ 300 | $ 14 | $ 350 |
| #1-5 | Trench and Backfill, Type I | $ 375 | 0954-0151 | LF | 15 | $ 50 | $ 750 | $ 50 | $ 750 | $ 25 | $ 375 | $ 185 | $ 2,775.0 |
| #1-6 | Trench and Backfill, Type II | $ 850 | 0954-0152 | LF | 10 | $ 150 | $ 1,500.0 | $ 85 | $ 850 | $ 295 | $ 2,950.0 | $ 190 | $ 1,900.0 |
| #1-7 | Signal Cable, 14 AWG, 5 Conductor | $ 1,800.0 | 0954-0202 | LF | 360 | $ 5 | $ 1,800.0 | $ 5 | $ 1,800.0 | $ 6 | $ 2,160.0 | $ 5.05 | $ 1,818.0 |
| #1-8 | Vehicular Signal Head, Three 12" Sections | $ 4,300.0 | 0955-3208 | EA | 4 | $ 1,125.0 | $ 4,500.0 | $ 1,600.0 | $ 6,400.0 | $ 1,105.0 | $ 4,420.0 | $ 1,075.0 | $ 4,300.0 |
| #1-9 | Relocate Emergency Pre-emption Detector and Beacon Assembly to New Traffic Signal Supports | $ 2,000.0 | 9000-0001 | LS | 1 | $ 2,000.0 | $ 2,000.0 | $ 11,800.0 | $ 11,800.0 | $ 4,800.0 | $ 4,800.0 | $ 3,885.0 | $ 3,885.0 |
| #1-10 | Relocate Pedestrian Signal Heads and Push Buttons to New Traffic Signal Supports | $ 1,225.0 | 9000-0002 | LS | 1 | $ 3,450.0 | $ 3,450.0 | $ 7,000.0 | $ 7,000.0 | $ 1,500.0 | $ 1,500.0 | $ 1,225.0 | $ 1,225.0 |
| #1-11 | Relocate Video Detector to New Traffic Signal Supports | $ 3,800.0 | 9000-0003 | LS | 1 | $ 3,800.0 | $ 3,800.0 | $ 9,500.0 | $ 9,500.0 | $ 5,000.0 | $ 5,000.0 | $ 5,173.0 | $ 5,173.0 |

1130 N. BETHLEHEM PIKE• P.O. BOX 625 • SPRING HOUSE, PA 19477-0625 • 215-646-5302 • FAX 215-646-3357

*www.lowergwynedd.org*

Date: October 23, 2025
To: The Board of Supervisors
From: Mimi Gleason, Township Manager
Melinda Haldeman, CPA Finance Director

Re: **2026 Draft Budget**

- General Operating Funds
- Sewer Funds
- Capital Funds
- 5-year Capital Plan

**Recommended Action: No motion or decision necessary at this time; instead provide feedback on the 2026 Draft Budget**

The 2026 Draft Budget is grouped by General Operating Funds, Sewer Funds, and Capital Funds.

The General Operating Fund Budget includes the General Fund, Street Light, Fire Protection, and Fire Hydrant Fund. The Recreation Fund has been consolidated into the General Fund in Department 01.451 as shown in the Draft Budget. The presentation at the October 28th BOS meeting will include reviewing 2025 end of year projections and the proposed 2026 budget for the major Revenue Streams, and Departmental Expenses for the General Operating Funds.

The Sewer Funds Budget includes Sewer Operating and Sewer Capital Funds. In the presentation, we will review the major components of each fund and how the Surplus or Deficit is handled in the Sewer Operating Fund.

The Capital Funds include the Capital Reserve Fund, Storm Water, Traffic Impact, and Highway Aid Fund. The Open Space Fund only has interest income and is shown as part of the Capital Reserve Fund, with plans to consolidate the two. The presentation will review the Revenues Streams in the Capital Funds, and for the Expenses, the Vehicle and Equipment purchases and Projects slated for the 2026 year.

We are asking for any questions or feedback on the proposed 2026 budget. At the November 18th meeting, we will be asking the Board for authorization to advertise the 2026 Preliminary Budget for public comment. The final budget will be on your December 9th agenda for approval, with any changes to be considered following discussion at the public meetings and submission of any public comments.

# LOWER GWYNEDD TOWNSHIP

# 2026 DRAFT BUDGET

# WITH 2025 REVISED BUDGET AND PROJECTION

# GENERAL OPERATING FUNDS

# 2026 DRAFT BUDGET

# WITH 2025 REVISED BUDGET AND PROJECTION

| | ACCOUNT | DESCRIPTION | 2025 REVISED BUDGET | 2025 PROJECTION | DRAFT 2026 BUDGET | TEXT FOR BUDGET |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | **GENERAL FUND** | | | | |
| | | **GF REVENUES:** | | | | |
| RE & TRX TAXES | 01 -301-100 | CURRENT REAL ESTATE TAXES | 1,458,815 | 1,443,000 | 1,444,231 | Mileage 1.047 * 97% Collection Includes Rec Fund |
| | 01 -301-400 | DELINQUENT REAL ESTATE TAXES | 17,000 | 7,200 | 7,500 | Receive from Montco Tax Claim Bureau. |
| | 01 -301-600 | INTERIM REAL ESTATE TAXES | 8,200 | 4,000 | 5,000 | House Sales and Purchases during year |
| | 01 -310-100 | REAL ESTATE TRANSFER TAX | 700,000 | 525,000 | 600,000 | Township receives 0.5% for Real Estate Transfer Tax. Keeping 2025 flat. |
| ACT 511 | 01 -310-210 | EARNED INCOME TAX - CURR | 5,675,000 | 5,840,000 | 6,000,000 | Per BRKHMR |
| | 01 -310-310 | MERCANTILE TAX CURRENT YR | 240,000 | 248,000 | 240,000 | Gross receipts tax on retail and restaurants (1.5mill) and wholesale sales (.2mills). Per BRKHMR |
| | 01 -310-510 | LOCAL SERVICES TAX | 415,000 | 440,000 | 425,000 | Per BRKHMR |
| | 01 -310-810 | BUS PRIVILEGE TAX CURRENT | 440,000 | 750,000 | 650,000 | 1.5 Mill Tax on Gross receipts - paid by service businesses and professionals. Per BRKHMR |
| | 01 -321-610 | TRANSIENT RETAILERS | 2,000 | 2,200 | 2,200 | Permit Fees to solicit in the Township. |
| | 01 -321-800 | CABLE TV FRANCHISE | 235,000 | 245,000 | 235,000 | 5% of cable tv revenue: Verizon and Comcast. Moving downward. People switching on Streaming Services |
| | 01 -331-100 | STATE VEHICLE VIOLATIONS | 3,000 | 5,500 | 6,000 | State Police Citations. District Crt |
| | 01 -331-120 | CTY VILATNS ORDNCS, STATS | 7,500 | 19,962 | 10,000 | County Citation Income and Bus Citations |
| | 01 -341-000 | INTEREST EARNINGS | 377,500 | 338,982 | 370,000 | PLIGIT avg is 4.13% Interest rate is going down Added in rec (Citadel better interest) |
| | 01 -342-210 | SEWER REV. LEASE | 135,000 | 135,000 | 135,000 | Sewer Department use of Township Building/ROW/Easements |
| | 01 -342-220 | BANK LEASE | 155,633 | 155,632 | 159,197 | Per Lease. (13,048.93 4 mnths 13375.16 8 mnths) |
| | 01 -355-010 | PROPERTY TAXES, P.U.R.T.A. | 8,850 | 8,481 | 8,850 | Based on value of property owned by utilities in the Township. |
| STATE AID | 01 -355-012 | MUNI. PENSION SYS. STATE AID | 377,493 | 419,937 | 419,938 | State Aid to offset Pension MMO's. |
| | 01 -355-070 | VOLUNTEER FIRE RELIEF AID | 137,086 | 141,561 | 142,000 | Volunteer Fire Relief Aid (re: 01.411.000). Split 70/30 Wissahickon/North Penn. |
| | 01 -355-080 | ALCOHOLIC BEV(LIQUOR LIC) | 1,400 | 1,800 | 1,800 | |
| | 01 -358-040 | NMONTCO RECYCLING COMMISS | 15,000 | 20,501 | 21,500 | DEP 904 Grant Expect small increase due to distribution change. (based on lbs now not population) |
| | 01 -361-300 | SUBDIV/DEV/STRMWTR FEE | 40,000 | 24,100 | 98,000 | Penna-Gwynedd Point/ Ambler Yards: Apt & Self Storage Apps and Storm Water Fees |
| | 01 -361-330 | ZONING HEARING BD FEES | 30,000 | 30,870 | 35,000 | |
| | 01 -361-340 | CONDITIONAL USE, REZONING | 6,000 | 5,000 | 3,500 | |
| | 01 -361-360 | RECREATION IMPACT FEE | 15,000 | 2,355 | 50,000 | 25: 1616 School House Gwynedd Estates 26/27: Whitefield/Penna/Ambler Yrds Stor&Apts/Cedar |
| | 01 -361-370 | ADMIN FEE FOR ENGINEERING/LEGA | 8,000 | 6,965 | 8,000 | Fee for administering Escrow Funds - 10% fee max $50. |
| | 01 -361-400 | PERMITS | 409,000 | 333,916 | 409,000 | Bldng/Electrical/Plumbing/Sewer Lateral Insp Permits |
| | 01 -361-460 | FIRE SAFETY INSPECTION FEES | 20,000 | 15,000 | 20,000 | Life Safety Inspections Only No Construction related Permits Fire inspection fees |
| | 01 -361-600 | LICENSES | 39,000 | 36,936 | 39,000 | Plumbers/Electrical/Gen Cont Licenses |
| | 01 -361-820 | R.O.P. - ST. ENCROACHMENT | 20,000 | 21,856 | 21,000 | Road Opening Permits for Township Roads. |
| POLICE | 01 -362-100 | SPECIAL DETAIL REVENUE | 10,000 | 10,000 | 10,000 | Police for school functions; sport events. |
| | 01 -362-110 | SALE COPIES OF POLICE REP | 12,000 | 4,000 | 5,000 | Lower b/c can get online for free |
| | 01 -362-120 | SCHOOL RESOURCE OFFICER | 164,875 | 80,276 | 0 | SRO has been eliminated by School District |
| | 01 -362-121 | CROSSING GUARD | 8,800 | 13,078 | 9,500 | 50% salary paid by Wissahickon School District. 50 hrs per pay period 712 hrs per year |
| | 01 -362-130 | SECURITY ALARM MONITORING | 3,000 | 6,000 | 6,000 | False Alarm Fees. Billing Qtrly Accrue at year end |
| | 01 -363-433 | BRANDYWINE SIGNAL FEE | 4,170 | 4,170 | 4,170 | Brandywine Traffic signal payment once a year. |
| REC | 01 -367-300 | PARK RESERVATIONS | 5,000 | 5,000 | 6,000 | Renting Park Facilities |
| | 01 -367-400 | PROGRAM FEES | 3,000 | 558 | 500 | Program/Event Revenue |
| | 01 -367-410 | FALL FEST | 20,000 | 17,500 | 22,000 | 119 Vendors |
| | 01 -380-000 | MISCELLANEOUS REVENUE | 10,000 | 12,000 | 5,000 | P-Card Rebate. |
| | 01 -387-010 | DVIT DIVIDENDS | 30,000 | 30,000 | 30,000 | |
| | 01 -392-080 | TRANSFER FROM SEWER FUND | 13,067 | 13,067 | 33,773 | 25% of 2025 Non Uniform Pension MMO (16665) + NU Defined Contribution (118427) |
| | | **Total Revenue** | **11,280,389** | **11,424,404** | **11,698,659** | |

| | ACCOUNT | DESCRIPTION | 2025 REVISED BUDGET | 2025 PROJECTION | DRAFT 2026 BUDGET | TEXT FOR BUDGET |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | **GENERAL FUND** | | | | |
| | | **GF EXPENSES:** | | | | |
| ADMIN | 01 -401-140 | WAGES | 393,240 | 393,240 | 406,435 | Wages for BOS & Admin staff |
| | 01 -401-153 | DISABLITY & LIFE INS. | 8,296 | 7,786 | 8,260 | Standard Insurance |
| | 01 -401-156 | HEALTH INSURANCE | 209,727 | 209,727 | 248,073 | DVHIT and OPT OUT |
| | 01 -401-161 | EMPLYR PR TAX | 32,076 | 32,076 | 33,205 | Includes Health OPT Out PR Tax/ Sick buyout PR tax and Wages PR Tax |
| | 01 -401-187 | STAFF ENGAGEMENT | 28,000 | 28,000 | 28,000 | Incentive Bonus ($8K) & Holiday party/Volunteer Reception/Etc. ($20K) |
| | 01 -401-200 | OFFICE SUPPLIES | 16,000 | 16,000 | 16,000 | Office Supplies /Postage |
| | 01 -401-314 | LEGAL SERVICES | 160,000 | 160,000 | 170,000 | Solicitor/Labor Attorney |
| | 01 -401-320 | COMMUNICATION | 7,225 | 7,600 | 8,500 | Tablets/cell phones for BOS & Admin 2 Tablet Requests |
| | 01 -401-340 | LEGAL NOTICES | 15,000 | 15,000 | 15,000 | Advertising ordinances, meetings, & events. |
| | 01 -401-350 | INSURANCE BONDING | 254,283 | 254,283 | 262,000 | Bonding 10K & Workers Comp. 75% 83,308.50 Liab 92% 168,928.56 |
| | 01 -401-358 | RECYCLING | 7,500 | 7,250 | 7,500 | Electronics/Paper shredding annual |
| | 01 -401-420 | TRAINING/DUES/SUBS | 20,000 | 11,750 | 15,000 | Newspaper, dues (ICMA, APMM, PSATS, MCCC, MCATO, TMA), Amazon Subscription, EMC training |
| | 01 -401-430 | TECHNOLOGY | 91,000 | 100,000 | 105,000 | AV sys/computers/Copier&copies/Navitend/Delco/Constant contact/Adobe/Catapult/ESRI/Zoom/Docusign/Otter AI |
| | 01 -401-450 | CONTRACTED SERVICES | 15,000 | 16,765 | 18,000 | Newsletter, website, General Code, new hire drug testing, EMC |
| | 01 -401-460 | VOLUNTEER BOARD COMMISSION | 10,000 | 7,500 | 10,000 | Supplies for all volunteer committie & EAC recycling. |
| FINANCE | 01 -402-140 | WAGES FINANCE | 230,302 | 180,000 | 217,246 | Finance and Elected Auditors |
| | 01 -402-153 | DISABILITY & LIFE INS. | 3,791 | 3,132 | 3,320 | Standard Insurance |
| | 01 -402-156 | HEALTH INSURANCE | 53,071 | 53,071 | 82,000 | DVHIT and OPT OUT |
| | 01 -402-161 | EMPLYR PR TAX | 17,618 | 13,770 | 16,868 | Fian & Elected Auditor PR Tax Exp |
| | 01 -402-310 | PROFESSIONAL SERVICES | 100,000 | 80,000 | 100,000 | HR, auditing, banking,non-uniform pension |
| | 01 -402-420 | TRAINING/DUES/SUBSCRIPTIONS | 5,000 | 1,000 | 5,000 | Finance dues/ CPE/ Training. Annual 1099 Software |
| | 01 -402-430 | TECHNOLOGY | 13,000 | 32,531 | 18,500 | Tyler Tech 2025: conversion Tyler Annual Fee |
| | 01 -403-110 | SALARY ELECTED TAX OFFICIAL | 17,457 | 17,457 | 17,457 | Tax Collector |
| | 01 -403-121 | COMMIS-APPT'D-BP/MERC COL | 17,500 | 22,455 | 20,025 | Commission for Berkheimer. 2.25% |
| | 01 -403-122 | COMMIS- EIT COLLECTION | 65,000 | 64,240 | 66,000 | Commission for Berkheimer. 1.1% 2nd Qtr .93% |
| | 01 -403-123 | COMMIS-LST COLLECTION | 7,500 | 7,700 | 7,438 | Commission for Berkheimer. 1.75% |
| | 01 -403-161 | EMPLYR PR TAX | 1,336 | 1,336 | 1,336 | |
| | 01 -403-200 | SUPPLIES | 3,000 | 3,000 | 3,000 | Supplies for Elected Tax Collector. |
| BLDNG | 01 -409-140 | WAGES- MAINTENANCE | 52,144 | 52,144 | 53,969 | |
| | 01 -409-153 | DISABLITY & LIFE INS. | 910 | 925 | 985 | Standard Insurance |
| | 01 -409-156 | HEALTH INSURANCE | 30,128 | 30,128 | 32,000 | DVHIT and OPT OUT |
| | 01 -409-161 | EMPLYR PR TAX | 3,989 | 3,989 | 4,129 | |
| | 01 -409-220 | SUPPLIES- ALL BLDNGS | 25,000 | 17,500 | 20,000 | General supplies (paper towels, trash bags, etc.) for all buildings including Park buildings.and postage |
| | 01 -409-320 | COMMUNICATIONS | 21,000 | 17,000 | 22,000 | Landlines for all buildings including Park Buildings. New Phone System 1,675.82/month or 20,110 Annually |
| | 01 -409-360 | UTILITIES | 55,000 | 50,000 | 55,000 | All buildings Including Penllyn Woods. |
| | 01 -409-370 | R&M ALL BLDNGS | 90,000 | 75,000 | 90,000 | General R&M; light bulbs, doors, windows, mulch etc. |
| | 01 -409-450 | CONTRACTED SERVICES | 42,000 | 42,000 | 21,000 | Agreements with 3rd parties (Generator, HVAC, Elevator, Alarm, Pest Services, Not Janitorial Replacing with PW |

| | ACCOUNT | DESCRIPTION | 2025 REVISED BUDGET | 2025 PROJECTION | DRAFT 2026 BUDGET | TEXT FOR BUDGET |
|---|---|---|---|---|---|---|
| POLICE | 01 -410-140 | POLICE WAGES | 3,018,018 | 3,018,018 | 3,115,328 | Reg Wages/Longevity/Holiday/Education/OIC |
| | 01 -410-150 | NON-UNIFORM WAGES | 152,920 | 152,920 | 153,110 | Admin, Crossing Guard 50/50 w WSD (2026: increase from 4 to 5 hr/day), Mechanic |
| | 01 -410-153 | DISABILITY & LIFE INS. | 43,396 | 43,396 | 46,100 | Standard Insurance |
| | 01 -410-156 | HEALTH INSURANCE | 624,526 | 624,526 | 670,000 | DVHIT and OPT OUT |
| | 01 -410-158 | POST-RETIREMENT HEALTH BENEFIT | 11,850 | 11,850 | 12,420 | OPEB(Add 1 more to receive in 2026) |
| | 01 -410-161 | EMPLYR PR TAX | 71,684 | 72,554 | 59,114 | PR Tax for: Police Wages/OT/Festive/Sick buy out/ health opt out/ Special Detail |
| | 01 -410-174 | EDUC. TUITION REIMBURSEMENT | 15,000 | 15,000 | 15,000 | Capped at $15K for entire Dept. |
| | 01 -410-181 | POLICE OT | 165,000 | 225,000 | 225,000 | Sgts & Patrolman |
| | 01 -410-184 | SPECIAL DETAIL | 10,000 | 10,000 | 10,000 | Expenses associated with reimbursable events, connected to 01362110. |
| | 01 -410-187 | UNUSED SICK LEAVE BONUS | 10,000 | 0 | 4,450 | Paid January of Following Year. ( 2025 paid in Dec 2024) |
| | 01 -410-188 | FESTIVE HOLIDAY PAY | 49,875 | 60,000 | 60,000 | New Years, Memorial, Labor, Thanksgiving, Xmas. |
| | 01 -410-201 | REGIONAL RESPONSE TEAMS | 12,000 | 5,500 | 10,000 | SWAT, MIRT; New 2026: North Penn Accident Team |
| | 01 -410-220 | OPERATING SUPPLIES | 35,000 | 35,000 | 35,000 | Police supplies; Toll plate, police gear, etc. Amo/AD Batteries/Medical Supplies |
| | 01 -410-222 | DETECTIVE OPERATING SUPPLIES | 10,000 | 10,000 | 10,000 | Detective specific supplies; Video Camera, Leads tracking, fingerprint dust/evidence bags |
| | 01 -410-238 | UNIFORMS | 53,200 | 43,000 | 53,000 | Uniform cleaning & allowance of 3,200. |
| | 01 -410-262 | VEHICLE MAINTENANCE | 25,000 | 25,000 | 25,000 | R&M Police Cars |
| | 01 -410-311 | PROF. SERVICES - PENSION, OPEB | 75,000 | 75,000 | 75,000 | PFM/USBank/CBIZ. |
| | 01 -410-320 | COMMUNICATIONS | 9,300 | 9,300 | 10,000 | Police cell phones & Modems. |
| | 01 -410-374 | FUEL/ GASOLINE/ DIESEL | 60,000 | 60,000 | 50,000 | Allocated quarterly. |
| | 01 -410-420 | TRAINING/DUES/SUBS | 30,000 | 30,000 | 30,000 | Conferences/professional associations |
| | 01 -410-430 | TECHNOLOGY | 66,000 | 89,000 | 55,000 | PowerDMS/Visual Comm /All Traffic/Treas Montco/Lexipol/Motorola/Axon |
| | 01 -410-450 | CONTRACTED SERVICES | 70,000 | 45,000 | 60,000 | Hiring, Physical fitness, & Drug testing, New Hire Officer Fit Out |
| | 01 -410-480 | COMMUNITY RESPONSE UNIT | 15,000 | 15,000 | 15,000 | Community Service Events. |
| FIRE | 01 -411-000 | VOL.FIRE RELIEF AID CONTRIBUTI | 137,086 | 141,561 | 142,000 | State Aid Received in Fall. |
| AMB | 01 -412-520 | AMBULANCE CONTRIBUTION | 30,000 | 30,000 | 35,000 | Discretionary by LGT. Last increase: 2021 |
| PLAN/ZONING | 01 -414-140 | WAGES- BLDNG/ZONING | 187,302 | 187,302 | 152,493 | |
| | 01 -414-153 | DISABILITY & LIFE INS. | 2,782 | 3,496 | 3,750 | Standard Insurance |
| | 01 -414-156 | HEALTH INSURANCE | 61,045 | 61,045 | 35,000 | DVHIT and OPT OUT |
| | 01 -414-161 | EMPLYR PAYROLL TAX | 14,890 | 14,890 | 12,260 | includes PR Tax on Opt out |
| | 01 -414-310 | PROF SERV- PLANNING & ZONING | 20,000 | 16,000 | 10,000 | Comp Plan will be complete by EOY 2025 |
| | 01 -414-311 | PROF SERV- UCC INSPECTING | 210,000 | 172,000 | 210,000 | 3rd Party Pending |
| | 01 -414-312 | FIRE SAFETY INSPECTOR | 10,000 | 12,000 | 25,000 | 3rd Party Pending + Fire Inspection Program Starting |
| | 01 -414-313 | ENGINEERING | 220,000 | 195,000 | 250,000 | Twp Engineer, Traffic Engineer, Environmental Engineer Add'l Act 2 Closeout |
| | 01 -414-314 | PROF SERV- LEGAL (ZHB) | 45,000 | 73,000 | 75,000 | Court Reporter & ZHB Legal. |
| | 01 -414-340 | LEGAL NOTICES | 15,000 | 22,500 | 25,000 | Public notices for meetings. |
| | 01 -414-420 | TRAINING DUES SUBSCRIPTIONS | 1,000 | 750 | 1,000 | CPE |
| | 01 -414-430 | TECHNOLOGY | 12,500 | 12,500 | 22,000 | GIS TRIASR 60% and Plan Plotter Printer |

| | ACCOUNT | DESCRIPTION | 2025 REVISED BUDGET | 2025 PROJECTION | DRAFT 2026 BUDGET | TEXT FOR BUDGET |
|---|---|---|---|---|---|---|
| PW | 01 -430-140 | WAGES PUBLIC WORKS | 692,201 | 702,000 | 788,124 | |
| | 01 -430-153 | DISABLITY & LIFE INS. | 12,092 | 12,092 | 13,000 | Standard Insurance |
| | 01 -430-156 | HEALTH INSURANCE | 234,921 | 234,921 | 260,000 | DVHIT and OPT OUT |
| | 01 -430-161 | EMPLOYER PR TAX | 56,194 | 56,194 | 63,776 | Incl PR Tax on Opt out |
| | 01 -430-181 | OT WAGES SNOW/ICE WEATHER | 30,000 | 18,000 | 22,500 | OT for Snow & Ice and Weather |
| | 01 -430-182 | OT WAGES PW | 0 | 0 | 7,500 | OT Wages for PW 75% (25% goes to Sewer) |
| | 01 -430-220 | SUPPLIES PW | 53,000 | 55,000 | 55,000 | Screws, Paint, Gas mix, etc. and First Aid |
| | 01 -430-221 | SNOW/ICE SUPPLIES | 4,000 | 2,500 | 50,000 | Calcium & Snow Equipment Not charging salt to Liquid Fuels in 2026 |
| | 01 -430-238 | CLOTHING & UNIFORMS | 6,000 | 6,000 | 6,000 | Shirts & Boots etc. reimbursements |
| | 01 -430-262 | REPAIRS VEHICLES/TOOLS/MACH | 35,000 | 40,000 | 40,000 | Repairs to PW vehciles/tools/Mach |
| | 01 -430-320 | COMMUNICATION | 2,700 | 2,700 | 2,700 | Cell phones & Cell Reimbs for PW |
| | 01 -430-360 | UTILITIES | 26,200 | 29,000 | 30,200 | IncludesTraffic Signal & Street Light utilities Add Pen-Ambler & Penllyn street lights Utilities from Parks |
| | 01 -430-370 | R&M PW | 57,000 | 40,000 | 50,000 | InfrastructureRepairs Not bldngs and strmwater |
| | 01 -430-371 | STORMWATER R&M | 17,500 | 10,000 | 15,000 | Storm Drain Inlets and repairs |
| | 01 -430-374 | FUEL/ GASOLINE/ DIESEL | 21,500 | 21,000 | 21,000 | Allocated quarterly between police/sewer/pw |
| | 01 -430-420 | TRAINING/DUES/SUBS | 4,000 | 5,000 | 4,500 | Licenses & certifications; Pest, CDL, Pub. Works assoc. CDL LTAP |
| | 01 -430-430 | TECHNOLOGY | 8,500 | 15,000 | 18,000 | TRAISR 40% (640 mnth), Comm Pass Software 5k Annually |
| | 01 -430-450 | CONTRACTED SERVICES | 70,000 | 75,000 | 100,000 | Grass cutting (Not basins) 67,500 20k Mulch/ Drug Testing/Port a potty |
| | 01 -430-451 | STORMWATER CONTRACTED SERVICES | 42,000 | 45,000 | 50,000 | Street Sweeping and Basin Mowing (10k) |
| RECREATION | 01 -451-140 | WAGES RECREATION | 148,177 | 148,177 | 137,878 | Wages (Rec Fund to Dept 451 in GF) |
| | 01 -451-153 | DISABILITY & LIFE INS. | 1,633 | 2,157 | 2,300 | Standard Insurance |
| | 01 -451-156 | HEALTH INSURANCE | 45,791 | 45,791 | 50,000 | DVHIT and OPT OUT |
| | 01 -451-161 | EMPLOYER PR TAX | 11,870 | 11,870 | 11,114 | PR TX |
| | 01 -451-300 | EVENTS | 10,000 | 8,000 | 15,000 | Supplies for events ; Spring Events Better Bands |
| | 01 -451-320 | COMMUNICATION | 804 | 800 | 804 | Cell phone for REC Director. |
| | 01 -451-341 | FALL FEST | 20,000 | 24,000 | 22,000 | Expenses associated with Fall Fest, includes PW staff OT |
| | 01 -451-420 | TRAINING/DUES/SUBS | 2,000 | 2,000 | 2,000 | Rec memberships & associations (take in Fall) |
| | 01 -487-157 | FRINGE BENEFITS | 15,000 | 5,000 | 15,000 | Gym memberships & Sick buyout. 2026 Sick Buy Out 8495 Gym: 5000 Includes PR Tax for Sick buy out |
| POLICE FRINGE | 01 -487-600 | TRANS POLICE PENSION | 448,011 | 448,011 | 538,689 | MMO POLICE CBIZ Est 2026 MMO |
| | 01 -487-610 | TRANSFER OPEB | 25,000 | 25,000 | 25,000 | OPEB POLICE |
| NU FRINGE | 01 -487-197 | DEFINED CONTRIBUTION PENSION | 71,704 | 45,000 | 91,434 | MMO Est 2025 $65106 (Per Budget Sheet $117491 01:80007 05:$11427 08:$26057). 05 is now in 01 |
| | 01 -487-650 | TRANSFER NON UNION PENSION | 0 | 0 | 16,666 | MMO Est 2026 IRR 6.25% |
| DEBT | 01 -492-200 | TRANSFER TO DEBT SERVICE | 278,343 | 278,343 | 273,413 | Bond Issue $5M 2025 Debt Service $364550 *75%. |
| | | **Total Expenses** | **10,172,608** | **10,066,019** | **10,803,869** | |
| | | | | | | |
| | | **Surplus Deficit Before Discretionary Transfers** | 1,107,781 | 1,358,384 | 894,790 | |
| FIRE | 01 -492-030 | TRANSFER TO FIRE PROTECTION | 165,000 | 165,000 | 165,000 | Discretionary contributions fire companies; last increase: 2019 Wissahicken Fire Truck 2nd Qtr 2026 |
| | 01 -492-300 | TRANS TO CAPITAL FUNDS | 500,000 | 500,000 | 500,000 | Discretionary Transfer to Capital Funds |
| | | | | | | |
| | | **General Fund: Surplus /Deficit** | **442,781** | **693,384** | **229,790** | |
| | | | | | | |
| | | | | | | |

| | ACCOUNT | DESCRIPTION | 2025 REVISED BUDGET | 2025 PROJECTION | DRAFT 2026 BUDGET | TEXT FOR BUDGET |
|---|---|---|---|---|---|---|
| | | **STREET LIGHT FUND** | | | | |
| | 02 -301-100 | CURRENT REAL ESTATE TAXES | 14,000 | 14,000 | 14,000 | Assessment for Street Lights in the specific neighborhoods (Not RE Tax millage). |
| | 02 -341-000 | INTEREST EARNINGS | 1,620 | 1,772 | 1,700 | Interest rates going down |
| | | **Total Revenue** | **15,620** | **15,772** | **15,700** | |
| | | | | | | |
| | 02 -434-373 | R/M TREWELLYN ESTATE DISTRICT | 1,000 | 500 | 1,000 | Electric Cost plus 500 for Repairs |
| | 02 -434-374 | R/M WOODED POND DISTRICT | 630 | 500 | 630 | Electric Cost plus 500 for Repairs. |
| | 02 -434-375 | R/M FOXFIELD RESERVE DISTRICT | 850 | 500 | 850 | Electric Cost plus 500 for Repairs. |
| | 02 -434-376 | R/M POLO CLUB DISTRICT | 825 | 500 | 825 | Electric Cost plus 500 for Repairs. |
| | 02 -434-377 | R/M BETHLEHEM DISTRICT | 2,300 | 2,300 | 2,500 | Electric Cost plus 500 for Repairs. |
| | 02 -434-378 | R/M CEDAR HILL EST DISTRICT | 950 | 500 | 950 | Electric Cost plus 500 for Repairs. |
| | 02 -434-379 | R/M GWYNEDD RESERVE DISTRICT | 600 | 500 | 600 | Electric Cost plus 500 for Repairs. |
| | 02 -434-380 | R/M GWYNN CREST DISTRICT | 825 | 500 | 825 | Electric Cost plus 500 for Repairs. |
| | 02 -434-381 | R/M WALNUT FARMS DISTRICT | 810 | 500 | 810 | Electric Cost plus 500 for Repairs. |
| | 02 -434-382 | R/M GWYNN OAKS DISTRICT | 600 | 500 | 600 | Electric Cost plus 500 for Repairs. |
| | 02 -434-383 | R/M WISTER WOOD DISTRICT | 580 | 500 | 580 | Electric Cost plus 500 for Repairs. |
| | | **Total Expense** | **9,970** | **7,300** | **10,170** | |
| | | | | | | |
| | | **Street Light Fund: Surplus /Deficit** | **5,650** | **8,472** | **5,530** | |
| | | | | | | |

| | ACCOUNT | DESCRIPTION | 2025 REVISED BUDGET | 2025 PROJECTION | DRAFT 2026 BUDGET | TEXT FOR BUDGET |
|---|---|---|---|---|---|---|
| | | **FIRE PROTECTION FUND** | | | | |
| | 03 -301-100 | CURRENT REAL ESTATE TAXES | 202,000 | 201,000 | 201,392 | Mileage .146 at 97% collection |
| | 03 -301-600 | INTERIM REAL ESTATE TAXES | 1,000 | 491 | 500 | |
| | 03 -341-000 | INTEREST EARNINGS | 3,500 | 13,518 | 7,076 | Interest rates going down |
| | 03 -392-010 | TRANSFER FROM GENERAL FUND | 165,000 | 165,000 | 165,000 | To pay discretionary contribution to Fire Co's |
| | | **Total Revenue** | **371,500** | **380,009** | **373,968** | |
| | | | | | | |
| FIRE | 03 -480-900 | N PENN VOL FIRE CO | 62,000 | 62,000 | 62,690 | Contribution from Real Estate Fire Tax plus Interest (30%). |
| | 03 -480-910 | WISSAHICKON VOL FIRE CO | 144,500 | 144,500 | 146,278 | Contribution from Real Estate Fire Tax plus Interest (70%). |
| | 03 -489-354 | WORKERS COMP - WISSAHICKON | 17,000 | 17,000 | 17,000 | We pay portion of WC Ins to Ambler. |
| | 03 -489-355 | WRKS COMP INS N.PENN | 11,000 | 8,536 | 11,000 | We pay portion of WC Ins to N. Wales. |
| | 03 -489-900 | CONTRIBUTION TO N. PENN FIRE C | 41,000 | 41,000 | 41,000 | Discrectionary Contirbution net of insurance (30%). |
| | 03 -489-910 | CONTRIBUTION TO WISSAHICKON FI | 96,000 | 96,000 | 96,000 | Discrectionary Contribution net of insurance (70%). |
| | | **Total Expense** | **371,500** | **369,036** | **373,968** | |
| | | | | | | |
| | | **Fire ProtectionFund: Surplus /Deficit** | **0** | **10,973** | **0** | |
| | | | | | | |
| | | **FIRE HYDRANT FUND** | | | | |
| | 04 -301-100 | CURRENT REAL ESTATE TAXES | 39,000 | 42,000 | 41,381 | Mileage .03 at 97% collcetion |
| | 04 -301-600 | INTERIM REAL ESTATE TAXES | 200 | 95 | 200 | |
| | 04 -341-000 | INTEREST EARNINGS | 3,000 | 1,852 | 1,500 | Interest rates going down and Deficit using reserves |
| | | **Total Revenue** | **42,200** | **43,947** | **43,081** | |
| | | | | | | |
| FIRE | 04 -411-360 | RENTAL HYDRANT SERVICE | 62,000 | 55,500 | 58,000 | North Wales Annual Hydrant Capacity and Ambler Water 8k. Fund Deficit is planned use of reserves. |
| | | **Total Expense** | **62,000** | **55,500** | **58,000** | |
| | | | | | | |
| | | **Fire Hydrant Fund: Surplus /Deficit** | **19,800** | **11,553** | **14,919** | |
| | | | | | | |
| | | | | | | |

# SEWER FUNDS

# 2026 DRAFT BUDGET

# WITH 2025 REVISED BUDGET AND PROJECTION

| ACCOUNT | DESCRIPTION | 2025 REVISED BUDGET | 2025 PROJECTION | DRAFT 2026 BUDGET | TEXT FOR BUDGET |
|---|---|---|---|---|---|
| | **SEWER OPERATING FUND** | | | | |
| 08 -341-000 | INTEREST EARNINGS | 18,000 | 99,350 | 144,000 | 2025 11k interest Sewer Assessment & Citadel higher interest |
| 08 -364-110 | SEWER CONNECTION PERMITS | 10,000 | 6,200 | 10,000 | |
| 08 -364-111 | TAP IN FEE | 10,000 | 64,944 | 10,000 | |
| 08 -364-120 | SEWER USE CHARGE | 2,900,000 | 2,700,000 | 2,800,000 | |
| 08 -364-130 | BY-PASS METER CHARGES | 1,500 | 0 | 0 | |
| 08 -383-100 | SEWER ASSESSMENTS | 1,000 | 22,868 | 1,000 | |
| | **Total Revenue** | **2,940,500** | **2,893,362** | **2,965,000** | |
| | | | | | |
| 08 -401-314 | LEGAL SERVICE | 1,500 | 500 | 1,000 | Attorney fees for Liens etc. |
| 08 -402-310 | FINANCIAL SERVICES | 20,000 | 15,000 | 15,000 | HR, auditing, banking, etc. |
| 08 -408-310 | ENGINEERING SERVICES | 5,000 | 1,000 | 5,000 | Sewer line repair. |
| 08 -409-383 | ALLOCATED EXPENSE REIMBURSEMENT | 135,000 | 135,000 | 135,000 | Cover costs for building/utilities/ROW/Easements |
| 08 -429-140 | SALARIES & WAGES | 522,238 | 522,238 | 552,512 | 100% Sewer Superintendant and 25% PW/ADMIN/FIN |
| 08 -429-181 | WAGES OT | 1,500 | 7,000 | 2,500 | OT Sewer. (Not Fall Fest or Snow) |
| 08 -429-161 | EMPLOYER PAYROLL TAX | 40,291 | 40,291 | 42,588 | Incl PR Tax for Opt Out |
| 08 -429-220 | OPERATING SUPPLIES | 10,000 | 3,200 | 5,000 | General supplies for sewer & shut off fees. |
| 08 -429-238 | UNIFORMS | 2,500 | 2,500 | 2,500 | 25% of PW plus 100% Sewer Coordinator |
| 08 -429-262 | R&M EQUIP/VEHICLES | 25,000 | 25,000 | 25,000 | R&M Vehciles (25% PW 100% Just Sewer Vehicles) |
| 08 -429-300 | AMBLER TREATMENT OPERATING | 1,275,000 | 1,165,000 | 1,200,000 | Raw SewageTreatment |
| 08 -429-320 | COMMUNICATIONS | 6,684 | 6,500 | 6,500 | Landline for pump-stations & 25% PWcell phones. 100% Sewer Coordinator Cell |
| 08 -429-360 | UTILITIES | 19,000 | 17,000 | 19,000 | For Pump stations. |
| 08 -429-370 | R&M PUMP STATIONS/SEWER LINES | 55,000 | 43,000 | 55,000 | |
| 08 -429-374 | FUEL/ GASOLINE/ DIESEL | 7,000 | 10,750 | 11,000 | Allocated quarterly. |
| 08 -429-420 | TRAINING DUES SUBS | 1,000 | 500 | 2,000 | Licenses & Certifications. Excel Class |
| 08 -429-430 | TECHNOLOGY | 20,000 | 15,000 | 35,000 | Allocated portion of all Twshp wide or software. |
| 08 -429-450 | CONTRACTED SERVICES | 100,000 | 95,000 | 100,000 | 3rd party agreements; Meter calibration, PAONECALL($12 Per Call), drug testing |
| 08 -429-730 | AMBLER TREATMENT CAPITAL PROJECTS | 150,000 | 150,000 | 150,000 | Per Ambler: no change for 2025; large cap upgrades coming in future years |
| 08 -486-350 | INSURANCE | 63,621 | 59,829 | 42,500 | LIability 8% 14,689 WC 25% 27,769 |
| 08 -487-153 | DISABILITY & LIFE INS. | 9,515 | 8,969 | 9,508 | Standard Insurance |
| 08 -487-156 | HEALTH INSURANCE | 141,082 | 141,082 | 126,000 | DVHIT and OPT OUT |
| 08 -487-197 | DEFINED CONTRIBUTION PENSION | 18,087 | 18,087 | 26,057 | Per Non Uniform Salary Sheet 2025 Used Forfieture |
| 08 -492-010 | TRANS TO GENERAL FUND | 13,067 | 13,067 | 33,773 | Transfer to cover MMO DC and Non Uniform Pension |
| 08-492-200 | TRANSFER TO DEBT SERVICE FUND | 92,780 | 92,780 | 91,138 | Bond Issue $5M 2025 Debt Service $364550 *25%. |
| | **Total Expense** | **2,734,865** | **2,588,293** | **2,693,576** | |
| | | | | | |
| | **Sewer Operating Fund: Surplus/ Deficit** | **205,635** | **305,069** | **271,424** | |
| | | | | | |
| | **SEWER CAPITAL FUND** | | | | |
| 09 -341-000 | INTEREST EARNINGS | 230,000 | 199,500 | 190,000 | Interest rates going down frofm 2025 |
| 09 -354-361 | GRANT ACCOUNT | 240,000 | 16,791 | 0 | PA H2O grant for Forrest Manor ($9291) & Open Door (PSSIBLY $7500) pump station improvements |
| 09 -391-000 | SALE OF FIXED ASSETS | | | 11,500 | From Vehicle Equipment 10 yr Plan |
| | **Total Revenue** | **470,000** | **216,291** | **201,500** | |
| | | | | | |
| 09 -409-700 | CAPITAL IMPROVEMENT BUILDING | 53,000 | 67,000 | 11,000 | 2025: roof, fire system, front landscaping; locks/fob system; 2026: HVAC, recessed lighting |
| 09 -429-740 | CAPITAL PURCHASES | 6,000 | 6,000 | 118,150 | 100% pick up truck / 25% gator/ 75% tractor |
| 09 -439-000 | INFRASTRUCTURE REBUILDING | 200,000 | 72,000 | 130,000 | 2025: Forest Manor PS, Open Door PS, I&I; 2026: I&I, manholes for paving |
| | **Total Expense** | **259,000** | **145,000** | **259,150** | |
| | | | | | |
| | **Sewer Capital Fund: Reserves/ Use of Reserves** | **211,000** | **71,291** | **57,650** | |

# CAPITAL FUNDS

# 2026 DRAFT BUDGET

# WITH 2025 REVISED BUDGET AND PROJECTION

| | ACCOUNT | DESCRIPTION | 2025 REVISED BUDGET | 2025 PROJECTION | DRAFT 2026 BUDGET | TEXT FOR BUDGET |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | | | | |
| | **CAPITAL RESERVE /OS FUND** | | | | | |
| | 16 -341-000 | INTEREST EARNING | 115,000 | 49,975 | 1,200 | Used Reserve for Land Purchase. |
| | 30 -341-000 | INTEREST EARNINGS | 350,000 | 500,000 | 480,000 | Includes Bond Monies Interest Rates coming down |
| | 30 -345-090 | DVIT SAFETY GRANT | 1,000 | 97 | 15,000 | PW COLLAPSABLE LIGHT |
| | 30 -354-090 | GENERAL GRANTS | 1,236,000 | 950,497 | 1,622,234 | 2025: LSA-Old Beth Brdg Rplcmnt ($786K) and strmbnk ($165K); 2026: Ingersoll-LSA ($220K), Small Water $55,360; Welsh Rd sig GLG ($325K), Trewellyn/Penllyn Pk signal LSA ($451K), Oxford C2P2 partial reimb ($75K), Pen. Train Trail MontCo ($250K) & Multi Modal ($245K) |
| | 30 -354-705 | PCCD Grant | 15,000 | 473 | 0 | PCCD Grant Expired NOT PART OF 2026 BUDGET |
| | 30 -391-000 | SALE OF FIXED ASSETS | 90,000 | | 47,000 | From 10 Year Vehicle Plan |
| | 30 -392-010 | TRANSFER FROM GF | 500,000 | 778,343 | 773,413 | 500k plus 273,413 Debt 2026 |
| | 30 -392-080 | TRANSFER FROM SEWER FUND | | 92,780 | 91,138 | Transfer from Sewer to Cover 5M Debt |
| | | **Total Revenue** | **2,192,000** | **421,195** | **3,028,785** | |
| | | | | | | |
| | 30 -409-721 | BUILDINGS | 236,000 | 200,000 | 33,000 | 2025: roof, fire system, front landscaping, locks and fob system; 2026: HVAC, recessed lighting |
| | 30 -410-700 | POLICE EQ | 174,000 | 174,000 | 205,000 | 2 New Police Cars Replace 4501 and 4502 |
| | 30 -410-705 | PCCD GRANT | 15,000 | 945 | 0 | PCCD Grant Expired NOT PART OF 2026 BUDGET |
| | 30 -430-700 | CAP. PURCH PW | 231,000 | 199,000 | 162,000 | Pick up 100%/pick up 75%/gator 25%; + $30K for historic markers |
| | 30 -439-000 | INFRASTRUCTURE | 1,116,000 | 378,000 | 1,164,000 | Merged 30.439.300 Prof Services engineering for road pgm; **2025:** Paving - incl engin, concrete & Brights Ln trail crossing ($580K); Beth/Penllyn Pk mast arm ($86K), Beth Pk/Dager mast arm ($6K), Welsh Rd signal ($41K), Trewellyn, Penllyn Pk signal ($33K); **2026:** Paving ($120K), Beth Pk/Dager mast arm ($89K), Welsh Rd signal ($371K), Treweyllyn/Penllyn Pk signal ($534K), Beth Pk/Tennis signal ($50K) |
| | 30 -439-721 | BTH PK CUL | 915,000 | 786,000 | 0 | Bid Award 785,642 Project complete 2025 |
| | 30 -439-725 | PWF PROJ | 0 | 3,340,000 | 1,000,000 | Public Works Project **2025** Land Purchase / **2026** Design |
| | 30 -454-600 | PARK IMPROV | 926,000 | 1,177,300 | 1,040,000 | **2025:** Pen Woods Bldg HVAC and doors ($112K), Ingersoll baseball ($824K), Ingersoll rec study ($5500), pollinator gardens ($12K), Texaco ($50K), Penllyn Trn Stn ($162K), Sdwlk Trl pln ($18K + $19K in 2024); **2026:** Ingersoll baseball ($287K-excludes batting cage), Ingersoll rec ($300K), Oxford Park Gaga ($75K), Pennlyn Train Trail ($ 378K) |
| | 30 -471-000 | DEBT PRINC | 0 | 235,000 | 165,000 | 5M Bond Issuance |
| | 30 -472-000 | DEBT INT | 0 | 130,302 | 199,550 | 5m Bond Issuance |
| | | **Total Expense** | **3,613,000** | **6,620,547** | **3,968,550** | |
| | | | | | | |
| | **Capital /OS Fund: Reserves /Use of Reserves** | | **1,421,000** | **6,199,351** | **939,765** | |
| | | | | | | |

| ACCOUNT | DESCRIPTION | 2025 REVISED BUDGET | 2025 PROJECTION | DRAFT 2026 BUDGET | TEXT FOR BUDGET |
|---|---|---|---|---|---|
| | **STORM WATER FUND** | | | | |
| 31 -341-000 | INTEREST EARNINGS | 38,000 | 31,473 | 30,000 | Interest rates coming down |
| 31 -354-105 | DCED GRANT | 345,000 | | 93,671 | 2026-Flood Mitigation Grant $27,200; Montco 2040 Marion Culvert-$66,471; |
| 31 -387-100 | TREE CONTRIBUTION | 50,000 | 39,000 | 150,000 | 1616 School House-due at time of permit expect permit 2025; 2026 anticipate Whitefield (100Kwill need a significant waiver; Penna's project likely to need waiver as well (50k); |
| | **Total Revenue** | **433,000** | **70,473** | **273,671** | |
| 31 -446-001 | COMPLIANCE REQUIREMENTS | 60,000 | 28,000 | 60,000 | WCWP-2026 fee $15K; 2027 will be admin + project fee; MS4 permit to be release in 2025-could increase costs-keep at |
| 31 -446-101 | SWM PROJECTS | 585,000 | 204,000 | 297,000 | **2025:** Old Beth Pk Streambank ($166K), Marion culvert ($25K), Penllyn Flood Study ($13K); **2026:** Little Neshaminy ($220K); Penllyn Flood Study ($19K); Marion Culvert ($58K) |
| 31 -446-102 | SWM REPAIRS & UPGRADES | 30,000 | 10,000 | 15,000 | 2025: Cathcart; 2026: Township Line Rd |
| 31 -446-104 | TREE GIVEAWAY | 22,000 | 13,500 | 20,000 | Trees and Mulch |
| 31 -446-450 | CONTRACTED SERVICES | 175,000 | 125,000 | 100,000 | Tree work funded from tree bank |
| | **Total Expense** | **872,000** | **380,500** | **492,000** | |
| | **Storm Water Fund: Reserves /Use of Reserves** | **439,000** | **310,027** | **218,329** | |
| | **TRAFFIC IMPACT FUND** | | | | |
| 33 -341-000 | INTEREST EARNED | 84,000 | 67,400 | 72,000 | Interest Rates going down |
| 33 -361-360 | IMPACT FEE | 50,000 | 39,000 | 425,000 | **2025-** 1616 School House; Gwynedd Estates; J&J; **2026-**Penna; Amble yards Y; Whitefield; Cedar Hill (4lot); Act 209 |
| | **Total Revenue** | **134,000** | **106,400** | **497,000** | |
| | **Total Expense** | **0** | **0** | **0** | |
| | **Traffic Impact Fund: Reserves /Use of Reserves** | **134,000** | **106,400** | **497,000** | |
| | **HIGHWAY AID FUND** | | | | |
| 35 -341-000 | INTEREST EARNINGS | 18,000 | 24,987 | 18,000 | Interest Rates going down |
| 35 -355-050 | MOTOR VEHICLE FUEL TAXES | 368,214 | 367,326 | 355,556 | 2025 Actual Received 2026 Letter from State |
| | **Total Revenue** | **386,214** | **392,313** | **373,556** | |
| 35 -430-220 | SUPPLIES | 20,000 | 75,000 | 0 | All Snow Supplies to 01.430.221 |
| 35 -439-000 | HIGHWAY CONST & REBUILDIN | 400,000 | 400,000 | 500,000 | Liquid Fuels Projects / Paving Use of Reserves 126K |
| | **Total Expense** | **420,000** | **475,000** | **500,000** | |
| | **Highway Aid Fund: Reserves/ Use of Reserves** | **33,786** | **82,687** | **126,444** | |

# 5 YEAR CAPITAL PLAN

# 2026-2030

| Lower Gwynedd Township Capital Project Plan, 2026-2030 | | | | | | | Last revised: 10/14/2025 |
|---|---|---|---|---|---|---|---|
| | | Cost | | | | | |
| PROJECTS | GRANTS | Prior Years | 2025 EOY | 2026 Bud | 2027-2028 | 2029 + | TOTAL |
| **BUILDINGS** | | | | | | | |
| Public Works Facility (awarded RACP; seeking LSA and 2nd RACP) | $2,325,000 | | $3,340,000 | $1,000,000 | $25,660,000 | | **$30,000,000** |
| Township Building: | | | | | | | |
| New roof | | | $160,000 | | | | **$160,000** |
| Landscaping in front of building | | $6,500 | $13,500 | | | | **$20,000** |
| Replace locks and access system | | | $69,220 | | | | **$69,220** |
| Replace fire system | | | $24,880 | | | | **$24,880** |
| HVAC: new mini-split (caucus), WIFI therm, glycol maint system | | | | $28,600 | $50,000 | | **$78,600** |
| Replace recessed ceiling lights | | | | $15,000 | | | **$15,000** |
| Needs assessment for post-PWF move | | | | | $30,000 | | **$30,000** |
| **INFRASTRUCTURE (ROADS, BRIDGES, SIGNALS, ETC)** | | | | | | | |
| Annual Road Paving (engin, manholes, paving, ultra-thin) | | $328,556 | $580,000 | $650,000 | $1,400,000 | $750,000 | **$3,708,556** |
| Old Bethlehem Pike Bridge Replacement | $786,000 | $39,000 | $886,000 | | | | **$925,000** |
| Traffic Signals: | | | | | | | |
| Mast Arm Replacements - Bethlehem Pk & Dager Rd | | | $86,000 | | | | **$86,000** |
| Mast Arm Replacements - Bethlehem Pk & Penllyn Pk | | | $6,000 | $89,000 | | | **$95,000** |
| Modernization: Welsh Rd at Evans Rd & Darden Dr | $324,640 | $11,302 | $41,450 | $371,000 | | | **$423,752** |
| Modernization: Trewellyn Ave & Penllyn Pk | $451,312 | | $33,000 | $534,000 | | | **$567,000** |
| Modernization: Bethlehem Pk & Tennis Ave | $291,345 | | | $50,000 | $314,200 | | **$364,200** |
| Modernization: Norristown Rd & Tennis Ave (seek grant) | | | | | $350,000 | | **$350,000** |
| Bridges: | | | | | | | |
| Inspections - Twp bridges < 20' not inspected by PennDOT | | | $31,300 | | | | **$31,300** |
| Replacement Projects from PennDOT inspections: | | | | | | | |
| Hunt Seat Dr over Willow Run | | | | | | $358,000 | **$358,000** |
| Cambridge Dr over Trewellyn Creek | | | | | | $395,000 | **$395,000** |
| Forrest Hill Dr over Willow Run | | | | | | $1,225,000 | **$1,225,000** |
| **STORMWATER MANAGEMENT** | | | | | | | |
| Old Bethlehem Pike Streambank Restoration | $164,497 | $9,095 | $166,100 | | | | **$175,195** |
| Houston Creek Flood Study Implementation | | | | | | | |
| Brookside/Marion driveway culvert replacement | $66,471 | | $25,000 | $58,000 | | | **$83,000** |
| WSD basin | | | | | $100,000 | $800,000 | **$900,000** |
| Little Neshaminy Streambank Restoration | $186,000 | | | $220,000 | | | **$220,000** |
| Penllyn Flood Study | $27,200 | | $13,000 | $19,000 | | | **$32,000** |
| Penllyn Flood Study implementation (placeholder) | | | | | $250,000 | $250,000 | **$500,000** |

| PROJECTS | GRANTS | Cost | | | | | |
|---|---|---|---|---|---|---|---|
| | | Prior Years | 2025 EOY | 2026 Bud | 2027-2028 | 2029 + | TOTAL |
| **TRANSPORTATION IMPROVEMENTS** | | | | | | | |
| Penllyn Pike & Old Penllyn Pike Realignment-project scoping for intersection/roundabout alternatives (Fund 33) | | | | | $90,000 | $2,110,000 | **$2,200,000** |
| Act 209 Capital Plan Update | | | | | | $100,000 | **$100,000** |
| Sumneytown Pike (Act 209 Plan)-Widen County road from Bethlehem Pike to Rt.202 (FUTURE- work w/ County; $18M est) | | | | | | | |
| **PARKS** | | | | | | | |
| Penllyn Woods Community Building: | | | | | | | |
| Replace air conditioning | | | $82,385 | | | | **$82,385** |
| Roll up door, building access system | | | $29,512 | | | | **$29,512** |
| Ingersoll Park: | | | | | | | |
| Baseball: concession bldg | $1,106,096 | $77,893 | $824,360 | $286,640 | | | **$1,188,893** |
| Tot lot, memorial, picnic grove | $700,000 | | | $300,000 | $400,000 | | **$700,000** |
| Oxford Park: | | | | | | | |
| Pollinator garden ('24 PECO Grant $3K) | | | $6,000 | | | | **$6,000** |
| Playground 2-5, gaga - awarded C2P2 grant, applied for LSA | $830,000 | | | $75,000 | $755,000 | | **$830,000** |
| Playground 5-12, envir. ed. area (seek grants) | | | | | | $1,100,000 | **$1,100,000** |
| Playground 5-12, pavilion (seek grants) | | | | | | $1,000,000 | **$1,000,000** |
| Pen-Ambler Park: | | | | | | | |
| Pollinator garden ('24 PECO Grant $3K) | | | $6,000 | | | | **$6,000** |
| Pickleball, restroom (seek grants) | | | | | | $870,000 | **$870,000** |
| Playground (seek grants) | | | | | | $1,200,000 | **$1,200,000** |
| Pavilion, baseball field improvements (seek grants) | | | | | | $350,000 | **$350,000** |
| Other Parks/Open Space: | | | | | | | |
| Texaco Gateway - landscaping & sidewalks | | | $50,000 | | | | **$50,000** |
| Tree Plan for use of tree fee in lieu on Twp properties | | $7,800 | $14,500 | | | | **$22,300** |
| Tree plan implementation on Twp properties (tree bank) | | $70,000 | $110,500 | $100,000 | $140,000 | $40,000 | **$460,500** |
| **TRAILS / PEDESTRIAN IMPROVEMENTS** | | | | | | | |
| Sidewalk/Trail Pedestrian Plan | | $19,000 | $18,275 | | | | **$37,275** |
| Penllyn Station Trail | $495,186 | | $162,111 | $378,260 | | | **$540,371** |
| Bethlehem Pike Phase 3-continue to Dager Road (seek grants) | | | | | $250,000 | $875,000 | **$1,125,000** |
| **SANITARY SEWER** | | | | | | | |
| Inflow & Infiltration- televising & assoc repairs where needed | | $60,000 | $50,000 | $100,000 | | | **$210,000** |
| Forest Manor Pump Station - back-up pump | $9,291 | | $10,931 | | | | **$10,931** |
| Open Door Pump Station | $7,500 | | $10,000 | | | | **$10,000** |
| AWWTP-per Ambler, upgrades anticipated soon; LGT share TBD | | | | | | $1,000,000 | **$1,000,000** |
| **CAPITAL PROJECT TOTALS** | **$7,770,538** | **$629,146** | **$6,850,024** | **$4,274,500** | **$29,789,200** | **$12,423,000** | **$53,965,870** |

# PAID INVOICES REPORT

WARRANT: 102825 TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

| VENDOR | NAME / DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|---|---|---|---|---|---|---|---|---|---|---|
| 18 | 21ST CENTURY MEDIA NEWSPAPER, LLC | | | | | | | | | |
| | 170107 | 10/05/25 | 71882 | | 105164 | P | 10/28/25 | 01401 340 | LEGAL NOTICES | 176.41 |
| | INVOICE: 2762798 | | | | | | | | | |
| | VENDOR TOTALS | | 28,658.36 YTD INVOICED | | | | | 31,187.71 YTD PAID | | 176.41 |
| 4144 | AJR ENVIRONMENTAL, INC. | | | | | | | | | |
| | 170203 | 10/01/25 | 71978 | | 105165 | P | 10/28/25 | 01430 450 | CONTRACTED SERVICES | 9,010.00 |
| | INVOICE: 18182 | | | | | | | | | |
| | 170203 | 10/01/25 | 71978 | | 105165 | P | 10/28/25 | 01430 451 | STORMWATER CONTRACTED SER | 1,790.00 |
| | INVOICE: 18182 | | | | | | | | | |
| | VENDOR TOTALS | | 54,000.00 YTD INVOICED | | | | | 54,000.00 YTD PAID | | 10,800.00 |
| 2091 | ARAMSCO, INC. | | | | | | | | | |
| | 170148 | 09/29/25 | 71923 | | 105166 | P | 10/28/25 | 01409 220 | SUPPLIES- ALL BLDNGS | -137.43 |
| | INVOICE: S7267484.003 | | | | | | | | | |
| | 170208 | 10/01/25 | 71983 | | 105166 | P | 10/28/25 | 01409 220 | SUPPLIES- ALL BLDNGS | 189.90 |
| | INVOICE: S7325336.001 | | | | | | | | | |
| | VENDOR TOTALS | | 5,258.14 YTD INVOICED | | | | | 5,438.16 YTD PAID | | 52.47 |
| 3210 | ARMOUR & SONS ELECTRIC, INC. | | | | | | | | | |
| | 170172 | 10/08/25 | 71947 | | 105167 | P | 10/28/25 | 01430 370 | R&M PW | 270.00 |
| | INVOICE: 910046529 | | | | | | | | | |
| | VENDOR TOTALS | | 79,389.00 YTD INVOICED | | | | | 83,744.00 YTD PAID | | 270.00 |
| 2775 | ASPHALT CARE EQUIPMENT, INC. | | | | | | | | | |
| | 170157 | 10/10/25 | 71932 | | 105168 | P | 10/28/25 | 01409 220 | SUPPLIES- ALL BLDNGS | 126.06 |
| | INVOICE: 174708 | | | | | | | | | |
| | VENDOR TOTALS | | 3,883.16 YTD INVOICED | | | | | 3,883.16 YTD PAID | | 126.06 |
| 500 | BERGEY'S, INC. | | | | | | | | | |
| | 170122 | 09/10/25 | 71897 | | 105169 | P | 10/28/25 | 01410 262 | VEHICLE MAINTENANCE | 125.12 |
| | INVOICE: 420284B | | | | | | | | | |
| | 170123 | 09/09/25 | 71898 | | 105169 | P | 10/28/25 | 01410 262 | VEHICLE MAINTENANCE | 7.57 |
| | INVOICE: 419132BX1 | | | | | | | | | |
| | 170124 | 09/08/25 | 71899 | | 105169 | P | 10/28/25 | 01410 262 | VEHICLE MAINTENANCE | 7.57 |
| | INVOICE: 419132B | | | | | | | | | |
| | 170125 | 09/02/25 | 71900 | | 105169 | P | 10/28/25 | 01410 262 | VEHICLE MAINTENANCE | 19.35 |
| | INVOICE: 416757B | | | | | | | | | |
| | 170126 | 09/23/25 | 71901 | | 105169 | P | 10/28/25 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 19.56 |
| | INVOICE: 425477B | | | | | | | | | |
| | 170127 | 09/26/25 | 71902 | | 105169 | P | 10/28/25 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 29.80 |
| | INVOICE: 426642B | | | | | | | | | |
| | 170128 | 09/02/25 | 71903 | | 105169 | P | 10/28/25 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 199.95 |
| | INVOICE: 732983 | | | | | | | | | |
| | 170129 | 10/01/25 | 71904 | | 105169 | P | 10/28/25 | 01410 262 | VEHICLE MAINTENANCE | 189.95 |
| | INVOICE: 450774 | | | | | | | | | |

# PAID INVOICES REPORT

WARRANT: 102825 TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

| VENDOR | NAME / DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 170130 | 09/09/25 | 71905 | | 105169 | P | 10/28/25 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 110.02 |
| | INVOICE: TK747835R | | | | | | | | | |
| | VENDOR TOTALS | | 20,024.98 YTD INVOICED | | | | | 20,024.98 YTD PAID | | 708.89 |
| 3319 | BUCKS COUNTY WATER & SEWER AUTHORITY | | | | | | | | | |
| | 170175 | 09/15/25 | 71950 | | 105170 | P | 10/28/25 | 08429 450 | CONTRACTED SERVICES | 4,300.00 |
| | INVOICE: 2025-08 | | | | | | | | | |
| | 170176 | 10/15/25 | 71951 | | 105170 | P | 10/28/25 | 08429 450 | CONTRACTED SERVICES | 4,300.00 |
| | INVOICE: 2025-09 | | | | | | | | | |
| | VENDOR TOTALS | | 56,085.00 YTD INVOICED | | | | | 60,385.00 YTD PAID | | 8,600.00 |
| 3075 | CARGO TRAILER SALES, INC. | | | | | | | | | |
| | 170171 | 10/15/25 | 71946 | | 105171 | P | 10/28/25 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 39.93 |
| | INVOICE: 219262 | | | | | | | | | |
| | VENDOR TOTALS | | 2,623.98 YTD INVOICED | | | | | 2,623.98 YTD PAID | | 39.93 |
| 2075 | COMMONWEALTH OF PENNSYLVANIA | | | | | | | | | |
| | 170146 | 10/21/25 | 71921 | | 105172 | P | 10/28/25 | 01430 420 | TRAINING/DUES/SUBS | 35.00 |
| | INVOICE: 2026 PESTICIDE LIC | | | | | | | | | |
| | VENDOR TOTALS | | 35.00 YTD INVOICED | | | | | 35.00 YTD PAID | | 35.00 |
| 4156 | CONTRACTORS HAULING SERVICE INC | | | | | | | | | |
| | 170204 | 07/30/25 | 71979 | | 105173 | P | 10/28/25 | 30454 600 | PARK IMPROVEMENTS | 355.46 |
| | INVOICE: 674293 | | | | | | | | | |
| | VENDOR TOTALS | | 1,421.84 YTD INVOICED | | | | | 1,421.84 YTD PAID | | 355.46 |
| 3676 | DANIEL FANTINI | | | | | | | | | |
| | 170183 | 10/21/25 | 71958 | | 105174 | P | 10/28/25 | 01430 420 | TRAINING/DUES/SUBS | 10.00 |
| | INVOICE: PESTICIDE LICENSE | | | | | | | | | |
| | 170184 | 10/07/25 | 71959 | | 105174 | P | 10/28/25 | 01430 450 | CONTRACTED SERVICES | 88.00 |
| | INVOICE: CDL LICENSE RENEWAL | | | | | | | | | |
| | VENDOR TOTALS | | 398.00 YTD INVOICED | | | | | 398.00 YTD PAID | | 98.00 |
| 129 | DAVID H LIGHTKEP, INC. | | | | | | | | | |
| | 170115 | 10/14/25 | 71890 | | 105175 | P | 10/28/25 | 01430 374 | FUEL/ GASOLINE/ DIESEL | 14.68 |
| | INVOICE: 601108 | | | | | | | | | |
| | 170116 | 10/15/25 | 71891 | | 105175 | P | 10/28/25 | 01430 370 | R&M PW | 307.97 |
| | INVOICE: 601121 | | | | | | | | | |
| | VENDOR TOTALS | | 2,668.06 YTD INVOICED | | | | | 2,668.06 YTD PAID | | 322.65 |
| 2402 | DELAWARE VALLEY HEALTH TRUST | | | | | | | | | |
| | 170147 | 10/01/25 | 71922 | | 105176 | P | 10/28/25 | 01401 156 | HEALTH INSURANCE | 15,430.94 |
| | INVOICE: 30053 | | | | | | | | | |
| | 170147 | 10/01/25 | 71922 | | 105176 | P | 10/28/25 | 01402 156 | HEALTH INSURANCE | 5,053.85 |

# PAID INVOICES REPORT

WARRANT: 102825 TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

| VENDOR NAME / DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|---|---|---|---|---|---|---|---|---|---|
| INVOICE: 30053 | | | | | | | | | |
| 170147 | 10/01/25 | 71922 | | 105176 | P | 10/28/25 | 01409 156 | HEALTH INSURANCE | 2,169.60 |
| INVOICE: 30053 | | | | | | | | | |
| 170147 | 10/01/25 | 71922 | | 105176 | P | 10/28/25 | 01410 156 | HEALTH INSURANCE | 41,193.18 |
| INVOICE: 30053 | | | | | | | | | |
| 170147 | 10/01/25 | 71922 | | 105176 | P | 10/28/25 | 01414 156 | HEALTH INSURANCE | 1,786.17 |
| INVOICE: 30053 | | | | | | | | | |
| 170147 | 10/01/25 | 71922 | | 105176 | P | 10/28/25 | 01430 156 | HEALTH INSURANCE | 16,453.11 |
| INVOICE: 30053 | | | | | | | | | |
| 170147 | 10/01/25 | 71922 | | 105176 | P | 10/28/25 | 05451 156 | HEALTH INSURANCE | 2,968.64 |
| INVOICE: 30053 | | | | | | | | | |
| 170147 | 10/01/25 | 71922 | | 105176 | P | 10/28/25 | 08487 156 | HEALTH INSURANCE | 9,501.28 |
| INVOICE: 30053 | | | | | | | | | |
| VENDOR TOTALS | 846,985.71 YTD INVOICED | | | | | | 846,985.71 YTD PAID | | 94,556.77 |
| 3756 DELCO SOLUTIONS, LLC | | | | | | | | | |
| 170192 | 10/15/25 | 71967 | | 105177 | P | 10/28/25 | 01401 430 | TECHNOLOGY | 195.00 |
| INVOICE: 5248 | | | | | | | | | |
| VENDOR TOTALS | 3,079.00 YTD INVOICED | | | | | | 3,274.00 YTD PAID | | 195.00 |
| 839 DJB SPECIALTIES INC. | | | | | | | | | |
| 170141 | 09/26/25 | 71916 | | 105178 | P | 10/28/25 | 05453 141 | FALL FEST | 1,735.79 |
| INVOICE: 2025-1684 | | | | | | | | | |
| VENDOR TOTALS | 2,247.59 YTD INVOICED | | | | | | 2,247.59 YTD PAID | | 1,735.79 |
| 3569 DUNLAP & ASSOCIATES, P.C. | | | | | | | | | |
| 170180 | 10/09/25 | 71955 | | 105179 | P | 10/28/25 | 03489 900 | CONTRIBUTION TO N. PENN F | 1,750.00 |
| INVOICE: 123308 | | | | | | | | | |
| VENDOR TOTALS | 6,750.00 YTD INVOICED | | | | | | 6,750.00 YTD PAID | | 1,750.00 |
| 3048 ELLIOTT AUTO SUPPLY CO., INC. | | | | | | | | | |
| 170159 | 09/08/25 | 71934 | | 105180 | P | 10/28/25 | 01410 262 | VEHICLE MAINTENANCE | 351.08 |
| INVOICE: 201-706511 | | | | | | | | | |
| 170160 | 09/08/25 | 71935 | | 105180 | P | 10/28/25 | 01410 262 | VEHICLE MAINTENANCE | 109.08 |
| INVOICE: 201-706724 | | | | | | | | | |
| 170161 | 09/08/25 | 71936 | | 105180 | P | 10/28/25 | 01410 262 | VEHICLE MAINTENANCE | 362.64 |
| INVOICE: 201-706914 | | | | | | | | | |
| 170162 | 09/15/25 | 71937 | | 105180 | P | 10/28/25 | 01410 262 | VEHICLE MAINTENANCE | 47.24 |
| INVOICE: 201-712214 | | | | | | | | | |
| 170163 | 09/17/25 | 71938 | | 105180 | P | 10/28/25 | 01410 262 | VEHICLE MAINTENANCE | 86.62 |
| INVOICE: 201-714159 | | | | | | | | | |
| 170164 | 09/22/25 | 71939 | | 105180 | P | 10/28/25 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 177.56 |
| INVOICE: 201-717663 | | | | | | | | | |
| 170165 | 09/23/25 | 71940 | | 105180 | P | 10/28/25 | 08429 262 | R&M EQUIP/VEHICLES | 128.00 |
| INVOICE: 201-718380 | | | | | | | | | |
| 170166 | 09/11/25 | 71941 | | 105180 | P | 10/28/25 | 01410 262 | VEHICLE MAINTENANCE | -134.00 |
| INVOICE: 201-710596 | | | | | | | | | |

# PAID INVOICES REPORT

WARRANT: 102825 TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

| VENDOR | NAME / DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | | GL ACCOUNT DESCRIPTION | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 170167 | 10/02/25 | 71942 | | 105180 | P | 10/28/25 | 01410 | 262 | VEHICLE MAINTENANCE | 26.88 |
| | INVOICE: 201-725791 | | | | | | | | | | |
| | 170167 | 10/02/25 | 71942 | | 105180 | P | 10/28/25 | 01430 | 262 | REPAIRS VEHICLES/TOOLS/MA | 26.88 |
| | INVOICE: 201-725791 | | | | | | | | | | |
| | 170167 | 10/02/25 | 71942 | | 105180 | P | 10/28/25 | 08429 | 262 | R&M EQUIP/VEHICLES | 26.88 |
| | INVOICE: 201-725791 | | | | | | | | | | |
| | 170168 | 09/23/25 | 71943 | | 105180 | P | 10/28/25 | 01430 | 262 | REPAIRS VEHICLES/TOOLS/MA | 355.12 |
| | INVOICE: 201-718842 | | | | | | | | | | |
| | 170169 | 10/01/25 | 71944 | | 105180 | P | 10/28/25 | 01430 | 262 | REPAIRS VEHICLES/TOOLS/MA | -18.00 |
| | INVOICE: 201-725357 | | | | | | | | | | |
| | 170170 | 10/01/25 | 71945 | | 105180 | P | 10/28/25 | 01430 | 262 | REPAIRS VEHICLES/TOOLS/MA | -36.00 |
| | INVOICE: 201-725338 | | | | | | | | | | |
| | VENDOR TOTALS | 5,987.49 YTD INVOICED | | | | | | | 5,987.49 YTD PAID | | 1,509.98 |
| 515 | FISHER & SON CO. INC. | | | | | | | | | | |
| | 170131 | 10/06/25 | 71906 | | 105181 | P | 10/28/25 | 30454 | 600 | PARK IMPROVEMENTS | 450.00 |
| | INVOICE: 0000292114-IN | | | | | | | | | | |
| | VENDOR TOTALS | 22,156.90 YTD INVOICED | | | | | | | 22,156.90 YTD PAID | | 450.00 |
| 67 | GENUINE PARTS COMPANY | | | | | | | | | | |
| | 170111 | 10/07/25 | 71886 | | 105182 | P | 10/28/25 | 01410 | 262 | VEHICLE MAINTENANCE | 297.98 |
| | INVOICE: 549542 | | | | | | | | | | |
| | 170111 | 10/07/25 | 71886 | | 105182 | P | 10/28/25 | 01410 | 262 | VEHICLE MAINTENANCE | 29.90 |
| | INVOICE: 549542 | | | | | | | | | | |
| | 170112 | 09/05/25 | 71887 | | 105182 | P | 10/28/25 | 01410 | 262 | VEHICLE MAINTENANCE | 297.98 |
| | INVOICE: 546876 | | | | | | | | | | |
| | 170113 | 09/10/25 | 71888 | | 105182 | P | 10/28/25 | 01430 | 262 | REPAIRS VEHICLES/TOOLS/MA | 34.80 |
| | INVOICE: 547299 | | | | | | | | | | |
| | 170114 | 09/29/25 | 71889 | | 105182 | P | 10/28/25 | 08429 | 262 | R&M EQUIP/VEHICLES | 177.64 |
| | INVOICE: 548800 | | | | | | | | | | |
| | VENDOR TOTALS | 4,241.56 YTD INVOICED | | | | | | | 4,301.39 YTD PAID | | 838.30 |
| 26 | GLASGOW, INC | | | | | | | | | | |
| | 170109 | 10/11/25 | 71884 | | 105183 | P | 10/28/25 | 08429 | 370 | R&M PUMP STATIONS/SEWER L | 127.37 |
| | INVOICE: 286582 | | | | | | | | | | |
| | 170110 | 10/11/25 | 71885 | | 105183 | P | 10/28/25 | 01430 | 370 | R&M PW | 314.67 |
| | INVOICE: 286583 | | | | | | | | | | |
| | VENDOR TOTALS | 7,663.57 YTD INVOICED | | | | | | | 7,954.71 YTD PAID | | 442.04 |
| 4173 | GORSKI ENGINEERING INC | | | | | | | | | | |
| | 170206 | 10/05/25 | 71981 | | 105184 | P | 10/28/25 | 30454 | 600 | PARK IMPROVEMENTS | 27,536.70 |
| | INVOICE: INGERSOLL PK PYMT 1 | | | | | | | | | | |
| | 170207 | 10/20/25 | 71982 | | 105184 | P | 10/28/25 | 30454 | 600 | PARK IMPROVEMENTS | 102,125.00 |
| | INVOICE: INGERSOLL PK PYMT 2 | | | | | | | | | | |
| | VENDOR TOTALS | 129,661.70 YTD INVOICED | | | | | | | 129,661.70 YTD PAID | | 129,661.70 |

# PAID INVOICES REPORT

WARRANT: 102825 TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

| VENDOR | NAME / DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|---|---|---|---|---|---|---|---|---|---|---|
| 292 | GRANTURK EQUIPMENT CO. | | | | | | | | | |
| | 170118 | 10/14/25 | 71893 | | 105185 | P | 10/28/25 | 09429 | 740 CAPITAL PURCHASES | 1,737.88 |
| | INVOICE: 1160787-01 | | | | | | | | | |
| | VENDOR TOTALS | | 3,396.16 YTD INVOICED | | | | | | 3,396.16 YTD PAID | 1,737.88 |
| 542 | HAJOCA CORPORATION | | | | | | | | | |
| | 170132 | 06/25/25 | 71907 | | 105186 | P | 10/28/25 | 01409 | 370 R&M ALL BLDNGS | 103.79 |
| | INVOICE: S036019206.001 | | | | | | | | | |
| | VENDOR TOTALS | | 492.18 YTD INVOICED | | | | | | 492.18 YTD PAID | 103.79 |
| 380 | HEIDELBERG MATERIALS US, INC. | | | | | | | | | |
| | 170119 | 10/06/25 | 71894 | | 105187 | P | 10/28/25 | 01430 | 370 R&M PW | 125.34 |
| | INVOICE: 4753569 | | | | | | | | | |
| | VENDOR TOTALS | | 13,201.92 YTD INVOICED | | | | | | 13,201.92 YTD PAID | 125.34 |
| 3689 | J I BRADLEY | | | | | | | | | |
| | 170185 | 10/15/25 | 71960 | | 105188 | P | 10/28/25 | 01401 | 187 STAFF ENGAGEMENT | 239.95 |
| | INVOICE: 149793 | | | | | | | | | |
| | 170186 | 10/15/25 | 71961 | | 105188 | P | 10/28/25 | 01401 | 187 STAFF ENGAGEMENT | 84.99 |
| | INVOICE: 149794 | | | | | | | | | |
| | VENDOR TOTALS | | 881.86 YTD INVOICED | | | | | | 881.86 YTD PAID | 324.94 |
| 4157 | JDM MATERIALS CO | | | | | | | | | |
| | 170205 | 07/30/25 | 71980 | | 105189 | P | 10/28/25 | 30454 | 600 PARK IMPROVEMENTS | 234.75 |
| | INVOICE: 674230 | | | | | | | | | |
| | VENDOR TOTALS | | 3,929.50 YTD INVOICED | | | | | | 3,929.50 YTD PAID | 234.75 |
| 150 | JOHN S POSEN, INC | | | | | | | | | |
| | 170117 | 09/24/25 | 71892 | | 105190 | P | 10/28/25 | 01430 | 220 SUPPLIES PW | 28.00 |
| | INVOICE: 213719 | | | | | | | | | |
| | VENDOR TOTALS | | 28.00 YTD INVOICED | | | | | | 28.00 YTD PAID | 28.00 |
| 3323 | JOSEPH P. GROARKE | | | | | | | | | |
| | 170177 | 10/01/25 | 71952 | | 105191 | P | 10/28/25 | 01414 | 311 PROF SERV- UCC INSPECTING | 666.00 |
| | INVOICE: 100125 | | | | | | | | | |
| | 170178 | 10/16/25 | 71953 | | 105191 | P | 10/28/25 | 01414 | 311 PROF SERV- UCC INSPECTING | 851.00 |
| | INVOICE: 101625 | | | | | | | | | |
| | VENDOR TOTALS | | 14,467.00 YTD INVOICED | | | | | | 16,132.00 YTD PAID | 1,517.00 |
| 3358 | KEYSTONE MUNICIPAL SERVICES, INC. | | | | | | | | | |
| | 170179 | 10/02/25 | 71954 | | 105192 | P | 10/28/25 | 01414 | 311 PROF SERV- UCC INSPECTING | 8,212.50 |
| | INVOICE: 39648 | | | | | | | | | |

# PAID INVOICES REPORT

WARRANT: 102825 TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

| VENDOR | NAME / DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|---|---|---|---|---|---|---|---|---|---|---|
| | VENDOR TOTALS | 141,112.50 YTD INVOICED | | | | | 158,599.50 YTD PAID | | | 8,212.50 |
| 1287 | KONICA MINOLTA BUSINESS SOLUTIONS USA, INC. | | | | | | | | | |
| | 170143 | 08/01/25 | 71918 | | 105193 | P | 10/28/25 01401 | 430 | TECHNOLOGY | 1,201.00 |
| | INVOICE: 1126711 | | | | | | | | | |
| | 170144 | 07/01/25 | 71919 | | 105193 | P | 10/28/25 01401 | 430 | TECHNOLOGY | 5,370.83 |
| | INVOICE: 1124984 | | | | | | | | | |
| | 170145 | 09/10/25 | 71920 | | 105193 | P | 10/28/25 01401 | 430 | TECHNOLOGY | 3,458.70 |
| | INVOICE: CVS1942404 | | | | | | | | | |
| | VENDOR TOTALS | 140,208.22 YTD INVOICED | | | | | 140,208.22 YTD PAID | | | 10,030.53 |
| 3216 | KUHLS LAW FIRM, PLLC | | | | | | | | | |
| | 170173 | 09/29/25 | 71948 | | 105194 | P | 10/28/25 01414 | 314 | PROF SERV- LEGAL (ZHB) | 19,875.00 |
| | INVOICE: 1897 | | | | | | | | | |
| | 170174 | 10/06/25 | 71949 | | 105194 | P | 10/28/25 01414 | 314 | PROF SERV- LEGAL (ZHB) | 8,670.00 |
| | INVOICE: 1899 | | | | | | | | | |
| | VENDOR TOTALS | 34,875.00 YTD INVOICED | | | | | 62,985.00 YTD PAID | | | 28,545.00 |
| 4000 | MARK MANJARDI | | | | | | | | | |
| | 170195 | 10/02/25 | 71970 | | 105195 | P | 10/28/25 01401 | 314 | LEGAL SERVICES | 280.00 |
| | INVOICE: 100225 | | | | | | | | | |
| | VENDOR TOTALS | 6,210.00 YTD INVOICED | | | | | 6,530.00 YTD PAID | | | 280.00 |
| 3646 | MCDONALD UNIFORM COMPANY, INC. | | | | | | | | | |
| | 170181 | 09/22/25 | 71956 | | 105196 | P | 10/28/25 01410 | 238 | UNIFORMS | 1,019.54 |
| | INVOICE: 249168 | | | | | | | | | |
| | 170182 | 09/22/25 | 71957 | | 105196 | P | 10/28/25 01410 | 238 | UNIFORMS | 1,068.99 |
| | INVOICE: 250101 | | | | | | | | | |
| | VENDOR TOTALS | 11,414.94 YTD INVOICED | | | | | 12,974.02 YTD PAID | | | 2,088.53 |
| 3915 | MONTGOMERY COUNTY PLANNING COMMISSION | | | | | | | | | |
| | 170193 | 10/09/25 | 71968 | | 105197 | P | 10/28/25 01414 | 310 | PROF SERV- PLANNING & ZON | 6,552.00 |
| | INVOICE: CONTRACT 294 - NO 6 | | | | | | | | | |
| | VENDOR TOTALS | 6,552.00 YTD INVOICED | | | | | 6,552.00 YTD PAID | | | 6,552.00 |
| 689 | MONTGOMERY COUNTY LAW LIBRARY | | | | | | | | | |
| | 170138 | 10/21/25 | 71913 | | 105198 | P | 10/28/25 01401 | 340 | LEGAL NOTICES | 25.00 |
| | INVOICE: ORD 552 | | | | | | | | | |
| | 170139 | 10/21/25 | 71914 | | 105199 | P | 10/28/25 01401 | 340 | LEGAL NOTICES | 25.00 |
| | INVOICE: 553 ORDINANCE FEE | | | | | | | | | |
| | VENDOR TOTALS | 75.00 YTD INVOICED | | | | | 75.00 YTD PAID | | | 50.00 |
| 4141 | MSI SERVICES, INC. | | | | | | | | | |
| | 170197 | 10/16/25 | 71972 | | 105200 | P | 10/28/25 01401 | 430 | TECHNOLOGY | 610.00 |

# PAID INVOICES REPORT

WARRANT: 102825 TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

| VENDOR | NAME / DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | | GL ACCOUNT DESCRIPTION | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | INVOICE: 434303 | | | | | | | | | | |
| | VENDOR TOTALS | 13,584.22 YTD INVOICED | | | | | | 13,584.22 YTD PAID | | | 610.00 |
| 2416 | NICK FINORE | | | | | | | | | | |
| | 170149 | 10/16/25 | 71924 | | 105201 | P | 10/28/25 | 01430 | 238 | CLOTHING & UNIFORMS | 225.00 |
| | INVOICE: 101625 | | | | | | | | | | |
| | 170149 | 10/16/25 | 71924 | | 105201 | P | 10/28/25 | 08429 | 238 | UNIFORMS | 75.00 |
| | INVOICE: 101625 | | | | | | | | | | |
| | VENDOR TOTALS | 300.00 YTD INVOICED | | | | | | 300.00 YTD PAID | | | 300.00 |
| 741 | OLD YORK ROAD COUNTRY CLUB | | | | | | | | | | |
| | 170140 | 10/09/25 | 71915 | | 105202 | P | 10/28/25 | 01401 | 187 | STAFF ENGAGEMENT | 9,345.60 |
| | INVOICE: VOLUNTEER RECEPTION | | | | | | | | | | |
| | VENDOR TOTALS | 9,595.60 YTD INVOICED | | | | | | 9,595.60 YTD PAID | | | 9,345.60 |
| 665 | PAUL B. MOYER & SONS | | | | | | | | | | |
| | 170133 | 10/10/25 | 71908 | | 105203 | P | 10/28/25 | 01430 | 262 | REPAIRS VEHICLES/TOOLS/MA | 145.92 |
| | INVOICE: 24264 | | | | | | | | | | |
| | 170134 | 10/14/25 | 71909 | | 105203 | P | 10/28/25 | 01430 | 262 | REPAIRS VEHICLES/TOOLS/MA | 29.99 |
| | INVOICE: 24473 | | | | | | | | | | |
| | 170135 | 10/16/25 | 71910 | | 105203 | P | 10/28/25 | 01430 | 262 | REPAIRS VEHICLES/TOOLS/MA | 65.61 |
| | INVOICE: 24708 | | | | | | | | | | |
| | 170136 | 10/08/25 | 71911 | | 105203 | P | 10/28/25 | 01430 | 262 | REPAIRS VEHICLES/TOOLS/MA | 20.00 |
| | INVOICE: 24084 | | | | | | | | | | |
| | 170137 | 10/07/25 | 71912 | | 105203 | P | 10/28/25 | 01430 | 262 | REPAIRS VEHICLES/TOOLS/MA | 85.49 |
| | INVOICE: 23982 | | | | | | | | | | |
| | VENDOR TOTALS | 2,985.11 YTD INVOICED | | | | | | 3,069.60 YTD PAID | | | 347.01 |
| 5 | PECO - PAYMENT PROCESSING | | | | | | | | | | |
| | 170105 | 10/15/25 | 71880 | | 105204 | P | 10/28/25 | 08429 | 360 | UTILITIES | 42.72 |
| | INVOICE: 3372985000 101525 | | | | | | | | | | |
| | 170106 | 10/17/25 | 71881 | | 105204 | P | 10/28/25 | 08429 | 360 | UTILITIES | 236.38 |
| | INVOICE: 0251100100 101725 | | | | | | | | | | |
| | VENDOR TOTALS | 78,078.75 YTD INVOICED | | | | | | 86,385.74 YTD PAID | | | 279.10 |
| 2918 | PRIMO BRANDS | | | | | | | | | | |
| | 170158 | 10/07/25 | 71933 | | 105205 | P | 10/28/25 | 01409 | 450 | CONTRACTED SERVICES | 152.91 |
| | INVOICE: 15J0438012023 | | | | | | | | | | |
| | VENDOR TOTALS | 1,094.64 YTD INVOICED | | | | | | 1,094.64 YTD PAID | | | 152.91 |
| 452 | RHOADS GARDEN | | | | | | | | | | |
| | 170120 | 10/03/25 | 71895 | | 105206 | P | 10/28/25 | 31446 | 104 | TREE GIVEAWAY | 1,635.00 |
| | INVOICE: 32735 | | | | | | | | | | |

# PAID INVOICES REPORT

WARRANT: 102825 TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

| VENDOR | NAME / DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|---|---|---|---|---|---|---|---|---|---|---|
| | VENDOR TOTALS | 1,635.00 YTD INVOICED | | | | | 1,635.00 YTD PAID | | | |
| 2607 | RICOH USA INC | | | | | | | | | |
| | 170155 | 10/21/25 | 71930 | | 105207 | P | 10/28/25 | 01401 | 430 TECHNOLOGY | 133.35 |
| | INVOICE: 592713264 | | | | | | | | | |
| | 170156 | 10/21/25 | 71931 | | 105208 | P | 10/28/25 | 01401 | 430 TECHNOLOGY | 185.40 |
| | INVOICE: 592712762 | | | | | | | | | |
| | VENDOR TOTALS | 9,992.78 YTD INVOICED | | | | | 9,992.78 YTD PAID | | | 318.75 |
| 1081 | ROBERT E. LITTLE INC. | | | | | | | | | |
| | 170142 | 10/15/25 | 71917 | | 105209 | P | 10/28/25 | 08429 | 262 R&M EQUIP/VEHICLES | 5,186.54 |
| | INVOICE: 91-1220620 | | | | | | | | | |
| | VENDOR TOTALS | 8,096.98 YTD INVOICED | | | | | 8,096.98 YTD PAID | | | 5,186.54 |
| 2460 | SANG CHUL LEE | | | | | | | | | |
| | 170154 | 10/01/25 | 71929 | | 105210 | P | 10/28/25 | 01410 | 238 UNIFORMS | 72.00 |
| | INVOICE: 2903 | | | | | | | | | |
| | VENDOR TOTALS | 985.25 YTD INVOICED | | | | | 1,273.25 YTD PAID | | | 72.00 |
| 4142 | SJ FUEL SOUTH COMPANY, INC. | | | | | | | | | |
| | 170198 | 10/02/25 | 71973 | | 105211 | P | 10/28/25 | 01410 | 374 FUEL/ GASOLINE/ DIESEL | 1,121.58 |
| | INVOICE: 188825 | | | | | | | | | |
| | 170199 | 10/01/25 | 71974 | | 105211 | P | 10/28/25 | 01430 | 374 FUEL/ GASOLINE/ DIESEL | 485.08 |
| | INVOICE: 188817 | | | | | | | | | |
| | 170200 | 09/24/25 | 71975 | | 105211 | P | 10/28/25 | 01410 | 374 FUEL/ GASOLINE/ DIESEL | 1,312.47 |
| | INVOICE: 188689 | | | | | | | | | |
| | 170201 | 10/09/25 | 71976 | | 105211 | P | 10/28/25 | 01410 | 374 FUEL/ GASOLINE/ DIESEL | 956.12 |
| | INVOICE: 189077 | | | | | | | | | |
| | 170202 | 10/09/25 | 71977 | | 105211 | P | 10/28/25 | 01430 | 374 FUEL/ GASOLINE/ DIESEL | 231.94 |
| | INVOICE: 189068 | | | | | | | | | |
| | VENDOR TOTALS | 7,250.81 YTD INVOICED | | | | | 7,250.81 YTD PAID | | | 4,107.19 |
| 3733 | STAPLES | | | | | | | | | |
| | 170187 | 10/04/25 | 71962 | | 105212 | P | 10/28/25 | 01401 | 200 OFFICE SUPPLIES | 190.33 |
| | INVOICE: 6044573245 | | | | | | | | | |
| | 170188 | 10/04/25 | 71963 | | 105212 | P | 10/28/25 | 01401 | 200 OFFICE SUPPLIES | 35.18 |
| | INVOICE: 6044573244 | | | | | | | | | |
| | 170189 | 10/04/25 | 71964 | | 105212 | P | 10/28/25 | 01401 | 200 OFFICE SUPPLIES | 29.99 |
| | INVOICE: 6044573246 | | | | | | | | | |
| | VENDOR TOTALS | 2,339.00 YTD INVOICED | | | | | 2,639.22 YTD PAID | | | 255.50 |
| 3739 | SUPERIOR TURF & LANDSCAPE, INC. | | | | | | | | | |
| | 170190 | 09/30/25 | 71965 | | 105213 | P | 10/28/25 | 30454 | 600 PARK IMPROVEMENTS | 800.00 |
| | INVOICE: 1164914 | | | | | | | | | |
| | 170191 | 09/30/25 | 71966 | | 105213 | P | 10/28/25 | 30454 | 600 PARK IMPROVEMENTS | -80.00 |

# PAID INVOICES REPORT

WARRANT: 102825 TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

| VENDOR | NAME / DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | INVOICE: 1164938 | | | | | | | | | | |
| | VENDOR TOTALS | | 1,260.00 YTD INVOICED | | | | | | | 1,260.00 YTD PAID | 720.00 |
| 2441 | TUSTIN GROUP, LLC | | | | | | | | | | |
| | 170151 | 10/07/25 | 71926 | | 105214 | P | 10/28/25 | 01409 | 450 | CONTRACTED SERVICES | 50.00 |
| | INVOICE: 990041709 | | | | | | | | | | |
| | 170152 | 10/07/25 | 71927 | | 105214 | P | 10/28/25 | 01409 | 450 | CONTRACTED SERVICES | 50.00 |
| | INVOICE: 990041714 | | | | | | | | | | |
| | 170153 | 10/07/25 | 71928 | | 105214 | P | 10/28/25 | 01409 | 450 | CONTRACTED SERVICES | 253.00 |
| | INVOICE: 930022274 | | | | | | | | | | |
| | VENDOR TOTALS | | 15,347.18 YTD INVOICED | | | | | | | 15,347.18 YTD PAID | 353.00 |
| 473 | UNITED RENTALS (NORTH AMERICA), INC | | | | | | | | | | |
| | 170121 | 10/10/25 | 71896 | | 105215 | P | 10/28/25 | 01430 | 220 | SUPPLIES PW | 590.00 |
| | INVOICE: 254114996-001 | | | | | | | | | | |
| | VENDOR TOTALS | | 3,178.64 YTD INVOICED | | | | | | | 3,178.64 YTD PAID | 590.00 |
| 40 | VERIZON | | | | | | | | | | |
| | 170108 | 10/12/25 | 71883 | | 105216 | P | 10/28/25 | 08429 | 320 | COMMUNICATIONS | 34.88 |
| | INVOICE: 2156282913 101225 | | | | | | | | | | |
| | VENDOR TOTALS | | 9,098.55 YTD INVOICED | | | | | | | 9,167.75 YTD PAID | 34.88 |
| 4029 | WEAVER COMPANIES, INC. | | | | | | | | | | |
| | 170196 | 09/30/25 | 71971 | | 105217 | P | 10/28/25 | 30409 | 721 | IMPROVEMENT TO TWP. PROPE | 18,862.50 |
| | INVOICE: 190900 | | | | | | | | | | |
| | 170196 | 09/30/25 | 71971 | | 105217 | P | 10/28/25 | 09409 | 700 | CAPITAL IMPROVEMENT BUILD | 6,287.50 |
| | INVOICE: 190900 | | | | | | | | | | |
| | VENDOR TOTALS | | 203,950.00 YTD INVOICED | | | | | | | 203,950.00 YTD PAID | 25,150.00 |
| 3959 | WISSAHICKON VALLEY HISTORICAL SOCIETY | | | | | | | | | | |
| | 170194 | 10/01/25 | 71969 | | 105218 | P | 10/28/25 | 01401 | 420 | TRAINING/DUES/SUBS | 100.00 |
| | INVOICE: 2025 - 2026 MEMBERSH | | | | | | | | | | |
| | VENDOR TOTALS | | 1,100.00 YTD INVOICED | | | | | | | 1,100.00 YTD PAID | 100.00 |
| 2433 | WITMER PUBLIC SAFETY GROUP, INC. | | | | | | | | | | |
| | 170150 | 09/18/25 | 71925 | | 105219 | P | 10/28/25 | 01410 | 220 | OPERATING SUPPLIES | 32.50 |
| | INVOICE: INV750462 | | | | | | | | | | |
| | VENDOR TOTALS | | 28,505.89 YTD INVOICED | | | | | | | 31,587.54 YTD PAID | 32.50 |
| | | | | | | | | | | REPORT TOTALS | 362,144.69 |

| COUNT | AMOUNT |
|---|---|

## PAID INVOICES REPORT

WARRANT: 102825 TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

| VENDOR NAME / DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|---|---|---|---|---|---|---|---|---|---|
| TOTAL PRINTED CHECKS | | | | | | | | 56 | 362,144.69 |

** END OF REPORT - Generated by Rachael Kang **

Please return by Th 10/16

BMO

# Statement

| | | | |
|---|---|---|---|
| **Account Name:** | ADMIN, CORP | **Card Number:** | xxxx-xxxx-xxxx-7362 |
| **Company Name:** | LOWER GWYNEDD TOWNSHIP | **Account Limit:** | $ 250,000.00 |
| **Employee ID:** | CORPADMIN | | |
| **Statement Date (MM/DD/YYYY):** | 09/27/2025 | **Currency:** | U.S. DOLLAR |

## Statement Summary:

***Report any items which do not agree with your records within 30 days of the statement date.***

| | |
|---|---|
| **Payments:** | $ 0.00 |
| **Adjustments:** | $ 0.00 |
| **Net Purchases:** | $ 3,802.10 |
| **Cash Advance:** | $ 0.00 |
| **Fees:** | $ 0.00 |
| **Other Charges:** | $ 0.00 |
| **New Account Balance:** | $ 3,802.10 |

**For your records only. No payment required.**

## Transaction Summary:

| Trans Date | Posting Date<br>Trans ID | Description | Pre-Tax Amount<br>Auth # | Total Tax | Trans Amount | |
|---|---|---|---|---|---|---|
| 08/27 | 08/28<br>608890712 | PY THE WILLIAM PENN GWYNEDD PA<br>01.401.187 | $ 300.00<br>012697 | $ 0.00 | $ 300.00 | ✓ |
| 09/08 | 09/09<br>610871020 | CHAMBER PA MALVERN PA<br>01.401.420 | $ 49.50<br>004829 | $ 0.50 | $ 50.00 | ✓ |
| 09/08 | 09/09<br>610871019 | CHAMBER PA MALVERN PA<br>01.401.420 | $ 49.50<br>090775 | $ 0.50 | $ 50.00 | ✓ |
| 09/15 | 09/16<br>612136040 | 21CM PA2 NEWSPAPERS CI WEST CHESTER PA<br>01.401.420 | $ 18.00<br>078544 | $ 0.00 | $ 18.00 | ✓ |
| 09/18 | 09/22<br>613204025 | THE WILLIAM PENN INN B GWYNEDD PA<br>01.401.187 | $ 3,192.55<br>037847 | $ 191.55 (e) | $ 3,384.10 | ✓ |

| | | |
|---|---|---|
| **TOTAL CREDITS** | **xxxx-xxxx-xxxx-7362** | **$ 0.00** |
| **TOTAL DEBITS** | **xxxx-xxxx-xxxx-7362** | **$ 3,802.10** |

MLF

Return by Th 10/16

BMO

# Statement

| | | | |
|---|---|---|---|
| **Account Name:** | FEIGHT-HICKS, SANDI L | **Card Number:** | xxxx-xxxx-xxxx-6350 |
| **Company Name:** | LOWER GWYNEDD TOWNSHIP | **Account Limit:** | $ 5,000.00 |
| **Employee ID:** | 8118 | | |
| **Statement Date (MM/DD/YYYY):** | 09/27/2025 | **Currency:** | U.S. DOLLAR |

## Statement Summary:

***Report any items which do not agree with your records within 30 days of the statement date.***

| | |
|---|---|
| **Payments:** | $ 0.00 |
| **Adjustments:** | $ 0.00 |
| **Net Purchases:** | $ 1,079.96 |
| **Cash Advance:** | $ 0.00 |
| **Fees:** | $ 0.00 |
| **Other Charges:** | $ 0.00 |
| **New Account Balance:** | $ 1,079.96 |

**For your records only. No payment required.**

## Transaction Summary:

| Trans Date | Posting Date<br>Trans ID | Description | Pre-Tax Amount<br>Auth # | Total Tax | Trans Amount | |
|---|---|---|---|---|---|---|
| 09/12 | 09/15<br>611715290 | RENTAL WORLD-LANSDALE LANSDALE PA<br>05 453 141 | $ 405.25<br>015053 | $ 24.31 (e) | $ 429.56 | ✓ |
| 09/13 | 09/15<br>611715289 | TST LUMBRADA FOOD TRUC NORRISTOWN PA<br>05 453 141 | $ 398.28<br>000232 | $ 23.88 | $ 422.16 | ✓ |
| 09/13 | 09/15<br>611715287 | SQ FATBOYZZ BBQ AND C SPRING HOUSE PA<br>05 453 141 | $ 154.00<br>098018 | $ 9.24 | $ 163.24 | ✓ |
| 09/13 | 09/15<br>611715288 | SQ PHILLY WAFFLE CABI PHILADELPHIA PA<br>05 453 141 | $ 61.43<br>087083 | $ 3.57 | $ 65.00 | ✓ |

| | | |
|---|---|---|
| **TOTAL CREDITS** | **xxxx-xxxx-xxxx-6350** | **$ 0.00** |
| **TOTAL DEBITS** | **xxxx-xxxx-xxxx-6350** | **$ 1,079.96** |

10/7/25

Return by Th 10/16



BMO

# Statement

| | | | |
|---|---|---|---|
| **Account Name:** | KENNY, PAUL D | **Card Number:** | xxxx-xxxx-xxxx-2252 |
| **Company Name:** | LOWER GWYNEDD TOWNSHIP | **Account Limit:** | $ 25,000.00 |
| **Employee ID:** | 2350 | | |
| **Statement Date (MM/DD/YYYY):** | 09/27/2025 | **Currency:** | U.S. DOLLAR |

## Statement Summary:

***Report any items which do not agree with your records within 30 days of the statement date.***

| | |
|---|---|
| **Payments:** | $ 0.00 |
| **Adjustments:** | $ 0.00 |
| **Net Purchases:** | $ 2,939.63 |
| **Cash Advance:** | $ 0.00 |
| **Fees:** | $ 0.00 |
| **Other Charges:** | $ 0.00 |
| **New Account Balance:** | $ 2,939.63 |

**For your records only. No payment required.**

## Transaction Summary:

| Trans Date | Posting Date<br>Trans ID | Description | Pre-Tax Amount<br>Auth # | Total Tax | Trans Amount | |
|---|---|---|---|---|---|---|
| 09/02 | 09/03<br>609689968 | SQ NATIONAL TACTICAL ALEXANDRIA VA 01-410-420 | $ -2,204.72<br>021665 | $ -132.28 (e) | $ -2,337.00 | ✓ |
| 09/04 | 09/05<br>610040106 | NRA LE TRAINING ONLINE 703-267-1649 VA 01-410-420 | $ 702.83<br>000508 | $ 42.17 (e) | $ 745.00 | ✓ |
| 09/08 | 09/09<br>610871018 | SP WETHEPEOPLEHOLSTE LAS VEGAS NV 01-410-238 | $ 299.95<br>088853 | $ 0.00 | $ 299.95 | ✓ |
| 09/17 | 09/19<br>612860119 | AXLE TARGETS CORAL SPRINGS FL 01-410-220 | $ 210.00<br>017335 | $ 14.70 (e) | $ 224.70 | ✓ |
| 09/18 | 09/19<br>612860118 | SQ NATIONAL TACTICAL GOSQ.COM VA 01-410-426 | $ 93.66<br>066358 | $ 6.34 | $ 100.00 | ✓ |
| 09/18 | 09/19<br>612860117 | SQ NATIONAL TACTICAL GOSQ.COM VA 01-410-420 | $ 32.79<br>077590 | $ 2.21 | $ 35.00 | ✓ |
| 09/19 | 09/22<br>613203949 | 4IMPRINT, INC 4IMPRINT.COM WI 01-410-480 | $ 3,781.99<br>034667 | $ 0.00 | $ 3,781.99 | ✓ |
| 09/19 | 09/22<br>613203948 | STAPLES 00100818 NORTH WALES PA 01-410-222 | $ 89.99<br>057993 | $ 0.00 | $ 89.99 | ✓ |

| | | |
|---|---|---|
| **TOTAL CREDITS** | **xxxx-xxxx-xxxx-2252** | **$ -2,337.00** |
| **TOTAL DEBITS** | **xxxx-xxxx-xxxx-2252** | **$ 5,276.63** |

Paul Kenny

Return by Th 10/16



BMO

# Statement

| | | | |
|---|---|---|---|
| **Account Name:** | WORMAN, JAMIE P. | **Card Number:** | xxxx-xxxx-xxxx-6926 |
| **Company Name:** | LOWER GWYNEDD TOWNSHIP | **Account Limit:** | $ 5,000.00 |
| **Employee ID:** | 1092 | | |
| **Statement Date (MM/DD/YYYY):** | 09/27/2025 | **Currency:** | U.S. DOLLAR |

## Statement Summary:

***Report any items which do not agree with your records within 30 days of the statement date.***

| | |
|---|---|
| **Payments:** | $ 0.00 |
| **Adjustments:** | $ 0.00 |
| **Net Purchases:** | $ 599.00 |
| **Cash Advance:** | $ 0.00 |
| **Fees:** | $ 0.00 |
| **Other Charges:** | $ 0.00 |
| **New Account Balance:** | $ 599.00 |

**For your records only. No payment required.**

## Transaction Summary:

| Trans Date | Posting Date<br>Trans ID | Description | Pre-Tax Amount<br>Auth # | Total Tax | Trans Amount |
|---|---|---|---|---|---|
| 09/19 | 09/22<br>613204026 | COMM. OF PA-RACP HARRISBURG PA 30.439.725<br>PW Bldg Grant App | $ 500.00<br>033923 | $ 0.00 | $ 500.00 ✓ |
| 09/21 | 09/22<br>613204027 | CCI CONSTANT-CONTACT WALTHAM MA 01.401.450 | $ 99.00<br>050419 | $ 0.00 | $ 99.00 ✓ |

| | | |
|---|---|---|
| **TOTAL CREDITS** | **xxxx-xxxx-xxxx-6926** | **$ 0.00** |
| **TOTAL DEBITS** | **xxxx-xxxx-xxxx-6926** | **$ 599.00** |

Return by Th 10/16



BMO

# Statement

| | | | |
|---|---|---|---|
| **Account Name:** | ZOLLERS, FRED | **Card Number:** | xxxx-xxxx-xxxx-3803 |
| **Company Name:** | LOWER GWYNEDD TOWNSHIP | **Account Limit:** | $ 10,000.00 |
| **Employee ID:** | 3259 | | |
| **Statement Date (MM/DD/YYYY):** | 09/27/2025 | **Currency:** | U.S. DOLLAR |

## Statement Summary:

***Report any items which do not agree with your records within 30 days of the statement date.***

| | |
|---|---|
| **Payments:** | $ 0.00 |
| **Adjustments:** | $ 0.00 |
| **Net Purchases:** | $ 3,832.32 |
| **Cash Advance:** | $ 0.00 |
| **Fees:** | $ 0.00 |
| **Other Charges:** | $ 0.00 |
| **New Account Balance:** | $ 3,832.32 |

OK AFZ

**For your records only. No payment required.**

## Transaction Summary:

| Trans Date | Posting Date<br>Trans ID | Description | Pre-Tax Amount<br>Auth # | Total Tax | Trans Amount |
|---|---|---|---|---|---|
| 08/27 | 08/28<br>608890713 | L&S DEMO RECYCLING CONSHOHOCKEN PA<br>30.454.600 | $ 116.60 ✓<br>025820 | $ 7.00 (e) | $ 123.60 ✓ |
| 08/27 | 08/28<br>608890791 | L&S DEMO RECYCLING CONSHOHOCKEN PA<br>30.454.600 | $ 91.34<br>027228 | $ 5.48 (e) | $ 96.82 ✓ |
| 08/27 | 08/28<br>608890792 | G & R MECHANICAL HATFIELD PA<br>01 409. 370 | $ 1,592.54<br>032158 | $ 95.55 (e) | $ 1,688.09 ✓ |
| 08/27 | 08/28<br>608890714 | L&S DEMO RECYCLING CONSHOHOCKEN PA<br>30.454.600 | $ 91.34<br>077063 | $ 5.48 (e) | $ 96.82 ✓ |
| 08/28 | 08/29<br>609098913 | FOCUS ON TRAINING USA QUAKERTOWN PA<br>01 430 420 | $ 188.68<br>074830 | $ 11.32 | $ 200.00 ✓ |
| 08/28 | 08/29<br>609098988 | L&S DEMO RECYCLING CONSHOHOCKEN PA<br>30 454 600 | $ 455.92<br>036356 | $ 27.36 (e) | $ 483.28 ✓ |
| 08/28 | 08/29<br>609098912 | HARBOR FREIGHT TOOLS33 MONTGOMERYVIL PA<br>01 430 220 | $ 38.65<br>094535 | $ 2.32 | $ 40.97 ✓ |
| 09/05 | 09/08<br>610428003 | GIANT 6510 SPRING HOUSE PA<br>01 401 200 | $ 12.74<br>010492 | $ 0.76 (e) | $ 13.50 ✓ |
| 09/10 | 09/11<br>611290176 | L&S DEMO RECYCLING CONSHOHOCKEN PA<br>01 409 370 | $ 116.60 ✓<br>079107 | $ 7.00 (e) | $ 123.60 ✓ |
| 09/10 | 09/11<br>611290178 | L&S DEMO RECYCLING CONSHOHOCKEN PA<br>01 409 370 | $ 116.60<br>069371 ✓ | $ 7.00 (e) | $ 123.60 ✓ |
| 09/10 | 09/11<br>611290177 | L&S DEMO RECYCLING CONSHOHOCKEN PA<br>01 409 370 | $ 116.60 ✓<br>000501 | $ 7.00 (e) | $ 123.60 ✓ |
| 09/11 | 09/12<br>611504914 | L&S DEMO RECYCLING CONSHOHOCKEN PA<br>01 409 370 | $ 116.60<br>063959 | $ 7.00 (e) | $ 123.60 ✓ |
| 09/11 | 09/12<br>611504913 | L&S DEMO RECYCLING CONSHOHOCKEN PA<br>01 409 370 | $ 134.09<br>074966 | $ 8.05 (e) | $ 142.14 ✓ |

| | | | | | | |
|---|---|---|---|---|---|---|
| 09/13 | 09/15<br>611715366 | GIANT 6510 SPRING HOUSE PA<br>01 430 220 | $ 18.85<br>080944 | $ 1.13 (e) | $ 19.98 | ✓ |
| 09/16 | 09/17<br>612413217 | GIANT 6510 SPRING HOUSE PA<br>01 401 200 | $ 20.58<br>032898 | $ 1.24 | $ 21.82 | ✓ |
| 09/17 | 09/19<br>612858931 | C D I LAWN EQUIPMENT COLLEGEVILLE PA<br>01 430 262 | $ 23.49<br>023952 | $ 1.41 | $ 24.90 | ✓ |
| 09/24 | 09/25<br>613823911 | MONTGOMERY TOWNSHIP MONTGOMERYVLE PA<br>01 430 420 | $ 316.00<br>036257 | $ 0.00 | $ 316.00 | ✓ |
| 09/25 | 09/26<br>614053480 | PESTED.COM, LLC KINGSTON NY<br>01 430 420 | $ 64.81<br>080278 | $ 5.19 | $ 70.00 | ✓ |

**TOTAL CREDITS** xxxx-xxxx-xxxx-3803 **$ 0.00**

**TOTAL DEBITS** xxxx-xxxx-xxxx-3803 **$ 3,832.32**

DATE RECD 10-14-25 DATE APP

ACCT NO. 1

DEPT APPROVAL AP2 AUTH

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

# Lower Gwynedd Township
# October 2025 Engineer's Report

| PROJECT | WORK PERFORMED LAST PERIOD (September 30th to October 28th) | WORK TO BE PERFORMED THIS PERIOD (October 28th to November 25th) |
|---|---|---|
| **GENERAL TOWNSHIP PROJECTS** | | |
| 1. NPDES – MS4 Reporting | • Prepare final report for permit term from March 2020 to March 2025 for submission to DEP.<br>• Prepare annual report and submit to DEP. | • Monitor permit status and perform work as necessary.<br>• DEP Inspection scheduled with the Township on October 30th. |
| 2. Misc. Consulting Services | • Respond to resident drainage complaints and meet residents of Claudia Way for drainage walk to discuss issues in the area.<br>• Paper street research & coordination. | • Bid work for Marion Culvert project once DEP permit is obtained. |
| 3. Old Bethlehem Pike Bridge Replacement / Streambank Stabilization | • Coordination with contractor regarding anticipated start date for bridge replacement.<br>• Coordination re: crane locations for bridge construction. | • Anticipate bridge construction beginning in November.<br>• Alert Township as soon as bridge closure date is known so that they may communicate to residents. |
| 4. Road Repaving Program | • Coordination w/ paving contractor re: start time for milling & paving work.<br>• Coordination with PennDOT regarding timing extension for Liquid Fuels reimbursement. | • Milling & paving of McKean Road set to begin on October 27th. |

| PROJECT | WORK PERFORMED LAST PERIOD (September 30th to October 28th) | WORK TO BE PERFORMED THIS PERIOD (October 28th to November 25th) |
|---|---|---|
| 5. Park Master Plans (Ingersoll, Pen-Ambler, Oxford) DCED Grant. | • Coordination with Little League & Township re: batting<br>• Site meetings and coordination with Gorski, Township, and sub contractors.<br>• Continue final design for Penllyn Station Trail & reach out to PennDOT re: scoping meeting for crossing location. | • Ingersoll Park construction project is ongoing and construction of the building will begin as soon as building permit is approved by the Township.<br>• Construction administration for Ingersoll Park project.<br>• Continue final design for Penllyn Station Trail.<br>• Coordination with Township re: design & funding of final Phase at Ingersoll Park. |
| **PRIVATE DEVELOPMENT PROJECTS** | | |
| 1. Hunt Seat Drive | • Escrow release coordination. | • Monitor project status and perform work as needed. |
| 2. Goddard School | • Construction observation related to Medical Building. | • Monitor project status and perform work as needed. |
| 3. 776 Johns Lane (Hughes Subdivision) | • Construction observation. | • Monitor project status and perform work as needed. |
| 4. ACTS (Gwynedd Estates) | • No work completed this period. | • Monitor project status and perform work as needed. |
| 5. 1512 & 1524 Cedar Hill Road | • Review LD Application & Attend PC Meeting. | • Monitor project status and perform work as needed. |
| 6. Spring House Nursery Redevelopment (Penna) | • Attend PC Meeting for discussion on Zoning Amendment. | • Monitor project status and perform work as needed. |
| 7. Ambler Yards (Self Storage & Apartments) | • Attend PC meeting for discussion on zoning amendment. | • Monitor project status and perform work as needed. |

Bowman

**LOWER GWYNEDD TOWNSHIP**
**PROJECT STATUS REPORT**
**October 2025**

**SPRING HOUSE INTERSECTION PROJECT – PHASE 2**

- Bowman continues to monitor rainfall and spread of flow at intersection. Contractor to investigate swapping manhole lid with a slotted manhole lid to reduce spread of flow.
- Bowman continued coordination with Montgomery County during September and October regarding pavement issues. Montgomery County is still reviewing contractor's response as to responsibility. Bowman will continue to follow up with County.
- Continuing final coordination for vegetation replacement for Beadle property to be provided by Township. Tree planting proposal sent to Beadles on 10/2/2025. Public Works coordinating with Beadles on final planting plan.

**WELSH ROAD TRAFFIC SIGNAL UPGRADES**

- Traffic signal upgrades for the intersections with Evans Road and Darden Drive/Gwynedd Crossing.
- Township awarded GLG grant of $324,640 with 20% local match requirement of $81,160.
- Signal Permit plans have been approved by PennDOT.
- Draft traffic signal easement exhibits and legal descriptions for Evans Road intersection developed and submitted to Township for review and preparation of deeds.

**PENLLYN PIKE AND TREWELLYN AVENUE/OLD PENLLYN PIKE TRAFFIC SIGNAL UPGRADES**

- Township awarded DCED LSA grant of $451,312 with local match of $112,828.
- Meeting with Church representatives on April 2025 to discuss project scope.
- Topographic survey completed in April 2025; traffic signal design started in May 2025.
- First submission to Montgomery County and PennDOT June 2025.
- PennDOT and County reviews completed September 2025.
- Bowman revising traffic signal and ADA plans to address PennDOT and Montgomery County comments and coordinating revisions with Montgomery County.

**BETHLEHEM PIKE AND PENLLYN PIKE**

- Replace two (2) traffic signal poles based on recent traffic signal maintenance inspection report.
- Bid posted on PennBid on 9/12/2025 and opened on 10/10/2025 for review.
- Recommendation for bid award for consideration at 10/28/2025 Board meeting.
- Tentative construction in Spring/Summer 2026.

**BETHLEHEM PIKE AND TENNIS AVENUE**

- Replace three (3) traffic signal poles, signal heads, pedestrian push buttons, and vehicle detection systems.
- PennDOT ARLE grant application submitted 6/27/2025. Grant awards anticipated late 2025/early 2026.

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